

# 2 EXECUTOR AUCTIONS

IN RATHDOWNE VILLAGE

OFFERED FOR  
THE FIRST TIME IN  
**OVER 50  
YEARS**

PROPERTY  
**1**  
384 RATHDOWNE  
STREET, CARLTON

PROPERTY  
**2**  
382 RATHDOWNE  
STREET, CARLTON

 **EXECUTOR AUCTIONS** TO BE HELD ON-SITE THURSDAY 15TH DECEMBER AT 12:30PM  
TWO (2) PROPERTIES BEING OFFERED SEPARATELY

**CBRE** MELBOURNE  
STRIP RETAIL  
INVESTMENTS





382 & 384  
**RATHDOWNE STREET**  
 CARLTON

**TWO (2) STUNNING FREEHOLD OFFERINGS IN THE HEART OF THE BUSTLING RATHDOWNE VILLAGE**

- #1** 384 Rathdowne Street, Carlton
- Five (5) year lease to “Clements Green Grocer”
  - Currently returning \$56,280 p.a. plus outgoings & GST
- #2** 382 Rathdowne Street, Carlton
- Four (4) year lease returning \$49,596 p.a. plus outgoings & GST
  - Ability to reposition and increase rental return

Embraced by the ever-vibrant buzz of Melbourne’s city edge located moments from Melbourne University, Lygon Street precinct and within a short stroll to countless transport options and parklands

Held within one of Melbourne’s most tightly held and affluent retail and residential areas (median house price of \$1,219,000 million\*\*)

EXECUTOR AUCTIONS TO BE HELD ON-SITE THURSDAY 15TH DECEMBER AT 12:30PM TWO (2) PROPERTIES BEING OFFERED SEPARATELY



LOCATED IN THE HEART OF RATHDOWNE VILLAGE



SURROUNDED BY POPULAR CAFES AND RESTAURANTS



WALKING DISTANCE TO VIBRANT LYGON STREET

**FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:**

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\*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.  
 \*\*Source: realestate.com.au