



**HUGE**  
VALUE ADD  
POTENTIAL

**589**  
**KING**  
**STREET**  
WEST MELBOURNE

CLASSICAL WEST  
MELBOURNE  
RESIDENCE AND/OR  
OFFICE (STPA)



**AUCTION**

FRIDAY 8TH SEPTEMBER  
AT 12.30PM, ON-SITE

**CBRE**  
CITY SALES

**A DECADE**  
OF PARTNERSHIP

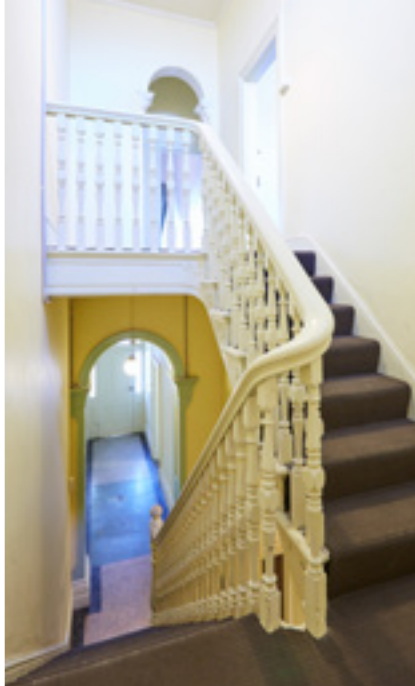




LARGE OPEN SPACES WITH MODERN FITTINGS



MULTIPLE ROOMS WITH FLEXIBLE FLOOR PLAN



CLASSIC HIGH CEILINGS AND FINISHINGS



METRES FROM ERROL STREET SHOPS AND PUBLIC TRANSPORT



A substantial two (2) level Victorian terrace of 242sqm\* suitable for office or as a prestigious residence with rear lane access



Quality existing improvements boasting a highly flexible floor plan comprising of multiple rooms and high levels of natural light



Offering period features with ornate high ceilings, outdoor entertaining area with balcony and secure car parking



Unique West Melbourne location only metres from Errol Street retail precinct and in close proximity to the Errol Street tram network and a short walk to North Melbourne Train Station



Ideal opportunity for office owner occupiers, investors, value-add purchasers and residential buyers wanting to make their mark on a classic inner-city terrace

**FOR SALE VIA PUBLIC ON-SITE AUCTION FRIDAY 8TH SEPTEMBER AT 12.30PM**

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. Outline indicative only.