



For Sale

16 Hill Street, Cremorne VIC



FABULOUS CREMORNE OFFICE/SHOWROOM

Standalone two-level office/showroom located just off Church Street in the heart of Cremorne, one of Melbourne's most sought-after city fringe commercial precincts. Surrounded by popular cafes, restaurants and bars, this vibrant location offers excellent staff amenity and an energetic business environment suited to creative, professional and technology-focused owner-occupiers.

- > Good natural light - North facing
- > Meeting Room
- > Boardroom
- > Ample amenities including kitchen & lunch room
- > heating and cooling
- > Standalone building providing excellent business identity and presence
- > Flexible two-level layout suitable for a range of office uses
- > Excellent connectivity to Richmond, the CBD and major arterial roads
- > AREA: 198m2*

The property is within easy walking distance of East Richmond Railway Station (approximately 200 metres) and just moments from tram services along Church Street, including the nearby Gibbons Street/Church Street stop. This highly connected location also offers convenient access to Richmond, the Melbourne CBD and major arterials.

For further information or to arrange an inspection please contact exclusive agents MIGLIC DEAN

Contract type	Sale
Property Type	Offices, Commercial
Price	\$1,400,000 (ex GST)
Katherine Dean Owner Principal	0437 254 462
Jane Leal Senior Commercial Property Manager	0400 046 471