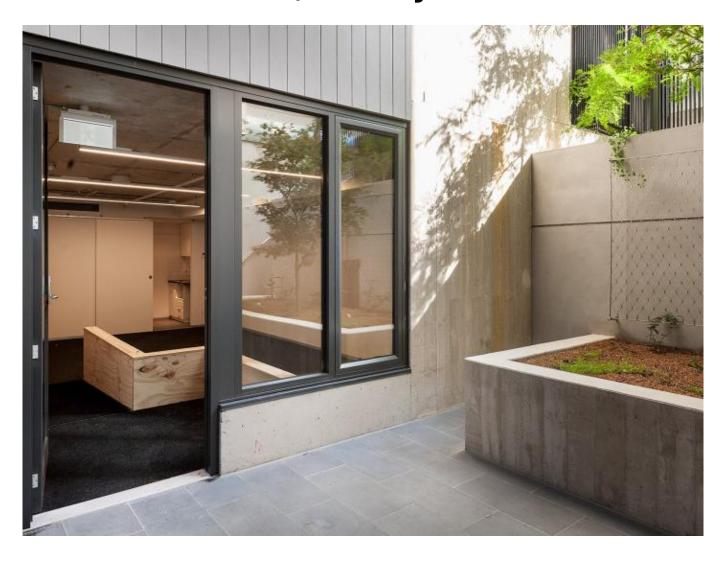


## 3/9 Smith Street, Fitzroy VIC







## **BOUTIQUE OFFICE IN FITZROY**

Boasting an attractive and secure working environment, on a retail strip which is excelling from strength to strength, this boutique office investment offers a great opportunity to secure an entry-level investment in one of Fitzroy's best quality mixed use developments.

## Features include:

- > Brand new amenities
- > Courtyard views
- > Heating & Air-conditioning
- > Beautiful kitchenette & bathroom (with shower) Landlord installation
- > AREA: 40m2 (approximately)

Contract type	Sale
Property Type	Offices, Commercial
Price	\$335,000 (ex. GST)
Richard Miglic Owner Principal	0418 556 900
Katherine Dean Owner Principal	0437 254 462