



## **37-38/131 HYDE STREET, FOOTSCRAY VIC 3011**

### **PREMIUM YARRAVILLE OFFICE OPPORTUNITY - BUILT TO IMPRESS**

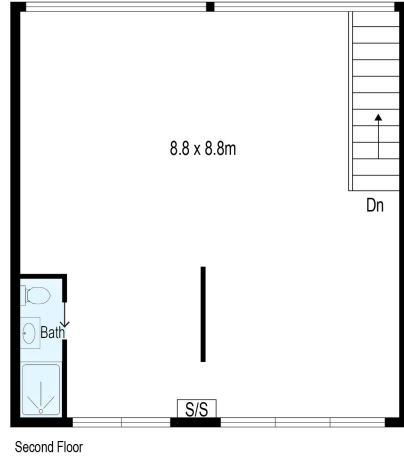
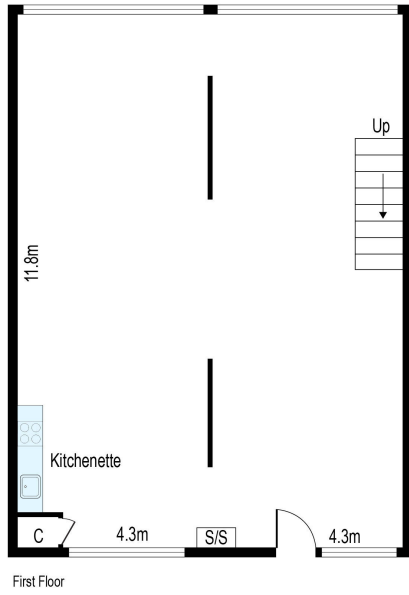
Elevate your business presence with this architecturally designed 175sqm\* commercial space, perfectly positioned in the thriving heart of Yarraville. Set across a spacious ground floor with an impressive mezzanine level, this property offers a dynamic open-plan layout ideal for modern working environments, creative industries, and growing enterprises seeking a standout address. **For more information please visit our website.**

Disclaimer: In preparing this brochure, Nicholas Scott and it's related franchisees has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.

**FOR SALE**  
\$650,000 - \$700,000



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Not in position



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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