



**MELBOURNE**  
**Level 9/ 21 Victoria Street**

Property ID: 500851851

**STUNNING FITTED WHOLE FLOOR**

- Current Income \$146,000 per annum
- Suit Owner Occupier or Investor
- Fully Self Contained

Located on the south side of Victoria Street close to the corner of Rathdowne Street and almost opposite Carlton Gardens. Within walking distance of Carlton, the CBD, public transport etc.

Whole office floor with sensational views over Carlton Gardens.

- \* Short term lease remaining with opportunity for vacant possession.
- \* Circa 8%+ net yield.
- \* Quality existing fitout.
- \* Boardroom, offices & workstations.
- \* Natural light from three sides.
- \* Renovated bathrooms & shower.

Centrally located with convenient access to both CBD and Carlton amenity.

Close proximity to Parliament Station, trams and buses.

**KEY INFORMATION:**

**Property Type:** Office, Office / Showroom, Medical / Consulting

**Office m<sup>2</sup>:** 324

**Total m<sup>2</sup>:** 324 sqm approx

**Price:** \$1,800,000 + GST

**Car Parking:** Multi deck car park adjoining

**CONTACT AGENT:**

**ANTHONY KELLY**

M: 0411 740 394

E: [akelly@kellyproperty.com.au](mailto:akelly@kellyproperty.com.au)

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