



250 Charman Road, Cheltenham VIC 3192

4 250 Charman Road VIC 3192



Property Features

- Floor Area is 78 m²
- 2 Car Spaces

[Floor Plan](#)

[Brochure](#)

[Description](#)

4 250 Charman Road VIC 3192

- Cheltenham VIC

HUGE PRICE REDUCTION Desperate Sale MUST BE SOLD
Invest/Occupy/Shop/Office/Retail

Exceptionally flexible and superbly central, this versatile shopfront-office offers multiple options on edge of the retail strip in the heart of the rail precinct. One of 5 Charman Rd shopfronts in this well-tenanted mixed-use corner development, this blue-chip shopfront shines with a high-traffic position and a highly-sought beachside-of-the-line position.

Formerly occupied as the offices and teaching space of the Floral Art School of Australia, these impeccably presented premises are ready to bloom again as an eye-catching retail opportunity, professional business base or rewarding investment.

- approx 78sqm shopfront-office with approx 25sqm (2-car) garaging
- projected rental return approx \$30,000 pa
- 2 fully-secured offices suitable for individual rental
- Office 1: professionally fitted with 4-station cabinetry



Frank Hellier

0418 556 145

- Office 2: currently utilized as storage
- office equipment, unfitted furnishings and storage racking available by negotiation
- sunny north-facing reception-area
- rear workspace/meeting area/staffroom
- quality kitchenette area
- powder room with separate vanity/wash up area
- only shop in the group with private WC facilities
- rear access direct to 2 carspaces in secure on-grade garage
- reverse-cycle air-con, ducted climate system
- successful mixed-use development cornering Blagdon St
- easy access at the beachside, residential-end of the strip
- strong local client base in area of multi-level apartment developments
- opposite Cheltenham Primary School, 20m to the pedestrian crossing
- 150m to the newly railway precinct
- 1 station to Southland and future Suburban Loop Railway station
- 33 minutes by rail to the CBD

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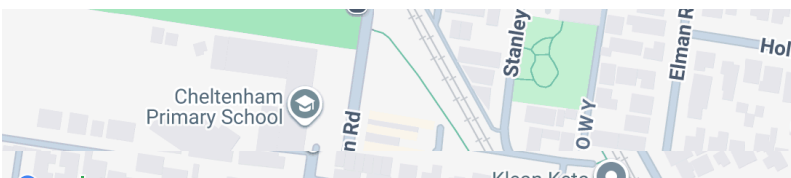
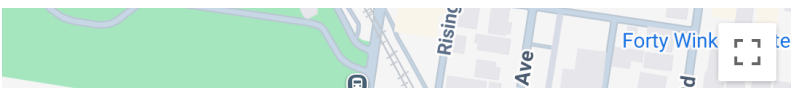
Due Diligence Checklist -<https://www.consumer.vic.gov.au/duediligencechecklist>

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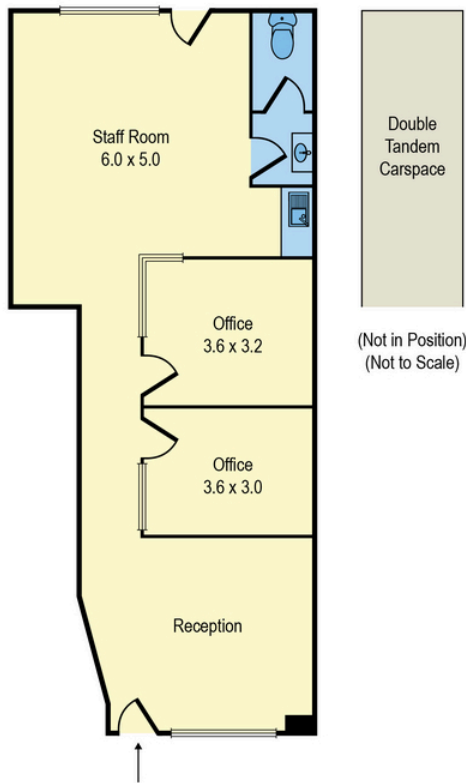


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- 3 13 Eramosa West Road VIC 3912
- 4 250 Charman Road VIC 3192
- Level 8 1108/1 Queens Road VIC 3000
- 352 Lower Dandenong Road VIC 3195

Unit 4, 250 Charman Rd, Cheltenham



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