

# Auction Wednesday 13 September at 1pm on site



## Premier South Melbourne Shop & Dwelling

302 Clarendon Street & 17 Emerald Hill Place, South Melbourne

- > Immaculate two storey freehold in the heart of South Melbourne
- > Ground floor retail shop with 3 + 3 year lease to 'Linen House'
- > Separate 3 bedroom apartment with large outdoor terrace - offered with vacant possession
- > Current Income: \$91,054 pa approx.
- > Outstanding city fringe retail precinct servicing growing residential catchment
- > Convenient access to CBD and surrounding suburbs via tram, rail and road
- > Within walking distance to extensive amenity including the South Melbourne Market, Albert Park Lake and the Melbourne Sports & Aquatic Centre
- > Invest, occupy or value add (STCA)



fitzroys.com.au | 9275 7777  
367 Collins Street Melbourne

Contact:  
James Lockwood 0402 824 441  
Adam Lester 0432 097 599  
Michael Donovan 0417 329 687