



**461-465 Auburn Road, Hawthorn East VIC 3123**

## Premium Hawthorn investment with all the fringe benefits

461-465 Auburn Road, Hawthorn East.

- Modern two level office building
- Net lettable area of 2,783 sqm\* and car parking for 84 cars
- Land size 2,439 sqm\* (with two street frontages)
- Fully leased for a eight year term expiring December 31, 2014
- Net passing rental of \$890,073 pa\* net + gst

Development

FOR SALE

2439sqm

FOR SALE by Public Tender closing 3pm Wednesday 31st March, 2010.

For further information please contact Steven Messina 0412 035 176 or Matthieu Lucas 0412 064 044.



**Steve Messina**

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