



420/370 St Kilda Road, Melbourne VIC 3004

## "UNDER CONTRACT" - Exclusive Royal Domain Corporate Office With Large Car Space

This strata office of approximately 44sqm in size currently returns \$15,350pa plus GST and is located on the 4th floor in the prestigious Royal Domain Corporate building. Located opposite the Shrine of Remembrance, it is ideally positioned with only a short walk or tram ride to the Melbourne CBD and will be positioned perfectly for the upcoming Melbourne Metro Rail Tunnel ? Domain station.

The property is air conditioned and is partitioned into 3 offices and a reception area. A large car park with its own separate title is included in the purchase price. There are communal kitchen and bathroom facilities on each level and the building offers excellent security with an onsite building manager.

The office is securely let until 13 March 2016 at \$15,350pa plus GST, however earlier occupation can be organised. Enjoy the best of both worlds!

Competitively priced at \$185,000 plus GST.

A valid tax invoice will be provided so you can claim back the entire GST component provided you have an ABN and are registered for the GST.

Offices  
FOR SALE

44sqm