



3/11d Murray Street, Yarraville VIC 3013

## Modern Lock Up Office/Shop

A rare opportunity has just become available to be part of a funky thriving and vibrant precinct.

This is your chance to get into Yarraville Village chic cafe' and shopping precinct ? this modern 40 sqms (approx) property comprises of 2 large separate rooms, powder room with WC, heating and cooling, reception desk and contemporary tones throughout. Located only metres to the renowned Sun Theatre, Yarraville train station and cafes, ample public parking at your door step and all that The Village life has to offer.

The property would ideal for a small business, office, retail outlet or cafe (STCA).

Terms and Rent Negotiable

Offices  
FOR LEASE

40sqm