

# Auction

29 Toorak Road, South Yarra



## Superb South Yarra Shop and Dwelling

Auction: Friday 2 December 3pm on site

Prominently positioned within booming South Yarra Village and within proximity to busy Punt Road Junction

Impressive two storey building of 230m<sup>2</sup> approx.

Wide frontage of 6.13m approx. to Toorak Road and 7.18m approx. to rear ROW plus on site car parking

5 x 5 year lease to long standing Optometrist tenant

Returning: \$88,724 pa approx. plus GST

Strong future value add potential (stca)

Major transformation currently underway in South Yarra with several completed mixed use apartment projects nearby and others in various stages of development

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All dimensions are approximate. Particulars herein are for information only and do not constitute any representation by the owner or the agent



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