

PROPERTY PURCHASER INFORMATION

6 BALMER STREET, BRUNSWICK VIC 3056







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Description of Property

Land Size : 697.4 sqm

Building Size: 730.6 sqm

Building: Purpose built 18 bedroom 18 bathroom, kitchen, two living areas, alfresco, executive guest house

Lease: Tenant has taken a 5 year commercial lease
TBC

Construction: Combination of Double Brick and Suspended slab at Front and Fire rated brick veneer at rear

Building Class: Class 3

Occupancy Permit Issued: 20th June 2014

Description: The property has undergone extensive renovations and extensions that were completed in June 2014. The building now offers a high level of executive short to medium term accommodation.

6 Balmer Street is an imposing double storey building situated in a quiet tree lined avenue.

The entire property has been renovated with the exception of the terra cotta roof, solid brick walls and concrete floors. A 25 square extension has been added at the rear, bringing the property to some 85 squares in total.

The property boasts 18 large bedrooms, each with its own private bathroom, a fully equipped corporate gymnasium behind full-length glass feature wall, an enormous kitchen including two freestanding 6 burner cook top / ovens, two dishwashers, two double sinks, stone benches to accommodate multiple people preparing meals at once, and an abundance of cupboard and pantry space, dining area, a lounge room downstairs as well as another upstairs, laundry facilities and undercover alfresco BBQ area. This property achieves six star rating, with many energy efficient features such as rainwater storage, solar heated water (with backup gas unlimited continuous flow) to name a few. There are four off-street undercover car spaces provided as well as twelve bicycle accommodations.

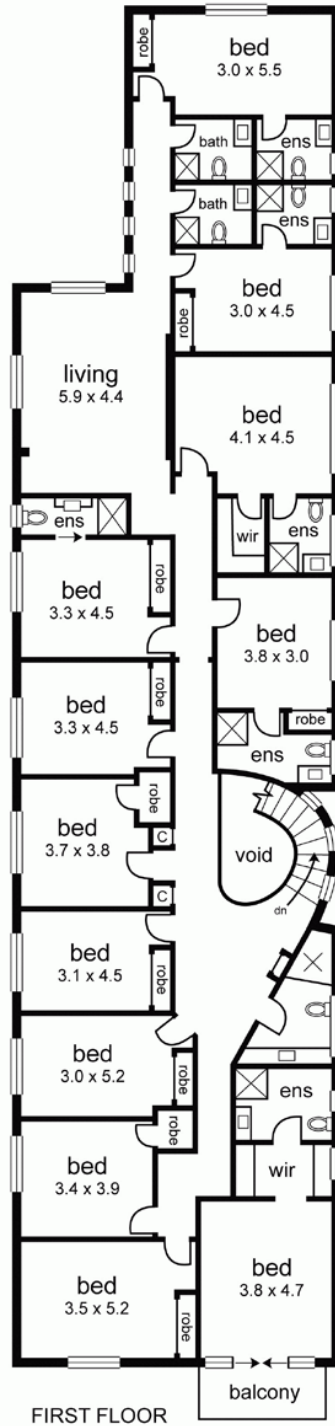
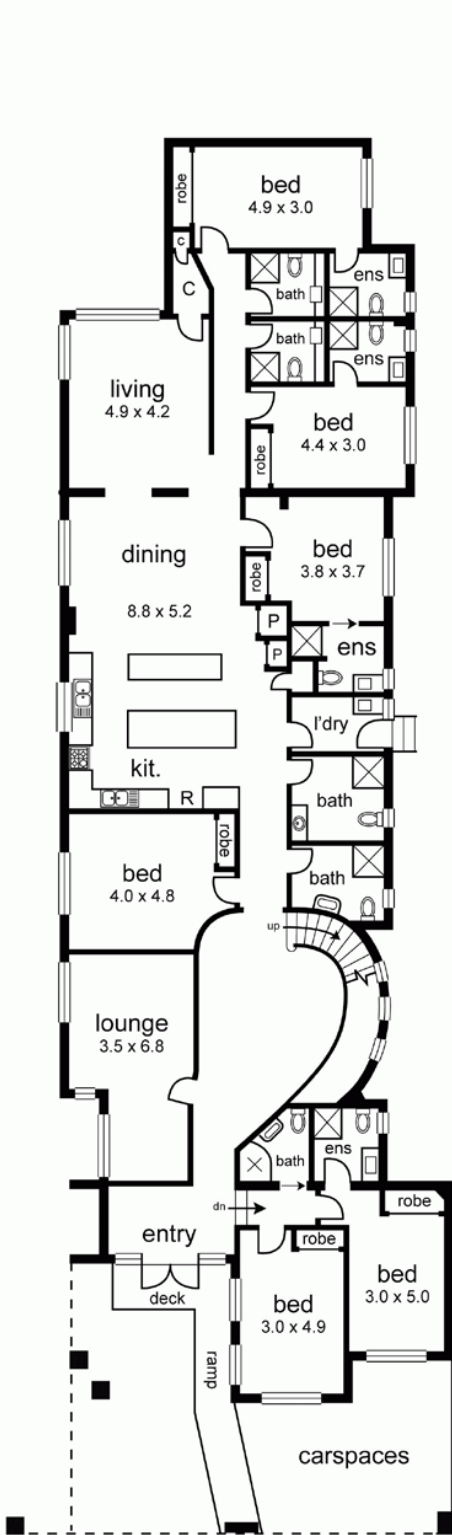
Balmer Street is centrally located and close to a wide range of dining and shopping experiences and within walking distance to both Lygon Street and Sydney Road, which although filled with more trappings of good shopping opportunities, also leads into the magnificent Royal Parade and the beginning of a vast expanse of parks, gardens, sporting facilities, including Melbourne Zoological Gardens and the City's skylines.

This property accommodates up to twenty-four people on a single and double room basis

Town Planning Permit allows for 24 people



Plans



FIRST FLOOR

