

355

WELLINGTON STREET  
**CLIFTON  
HILL**

(CORNER ALEXANDRA PARADE)

CORNER CITY FRINGE

# Residence & Studio/Office



30.5m\*

6.8m\*

ALEXANDRA PARADE

WELLINGTON STREET



**FOR  
SALE**

BY PUBLIC AUCTION ON  
WEDNESDAY 2 MAY  
AT 12 NOON ON-SITE



# CITY FRINGE RESIDENCE WITH HIGH PROFILE GROUND FLOOR STUDIO/OFFICE

355 WELLINGTON STREET  
CLIFTON HILL

- Triple fronted corner landholding of 206sq m\*
- High exposure two level building of 133sq m\*
- Neighbourhood Residential Zone
- Vacant ground level commercial space ideal for studio/home office
- Part ground and 1st floor apartment currently returning \$25,020pa\*
- Ideal opportunity for owner occupiers and investors alike to capitalise on Melbourne's continued population boom!

\*Approx.

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WEDNESDAY 2 MAY AT 12 NOON ON-SITE



## NEARBY PUBLIC TRANSPORT



## GROUND FLOOR SHOP



savills

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