



## 4A Craine Street South Melbourne

### THREE IN ONE

This property has it all over three levels - Warehouse, Offices and residence. A short walk to public transport on Clarendon Street or walk to the Market in your lunch break.

#### Features;

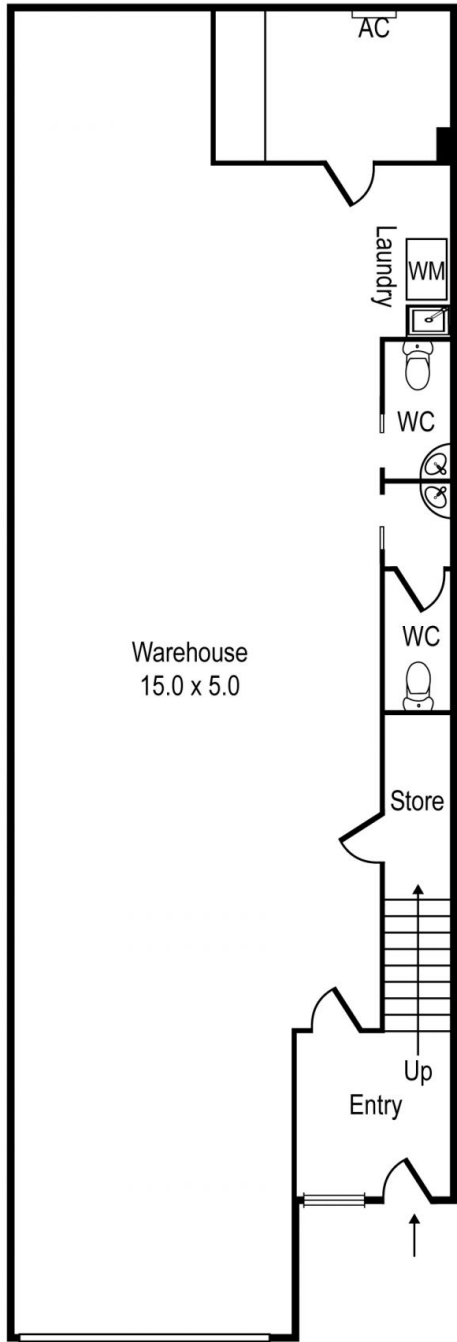
- Ground floor Warehouse/carspace of approximately 72 sqm with roller door as well as separate entry with two toilets.
- First floor office of approximately 71 sqm, open plan with Kitchen and separate air-con systems and rear outdoor area.
- Top floor of approximately 45 sqm with huge bedroom, ensuite bathroom & toilet, separate kitchen, air- con system and fabulous outdoor balcony area.
- Available August 2024
- Asking rental - \$80,000 p.a. + GST + outgoings

Contact Agent:

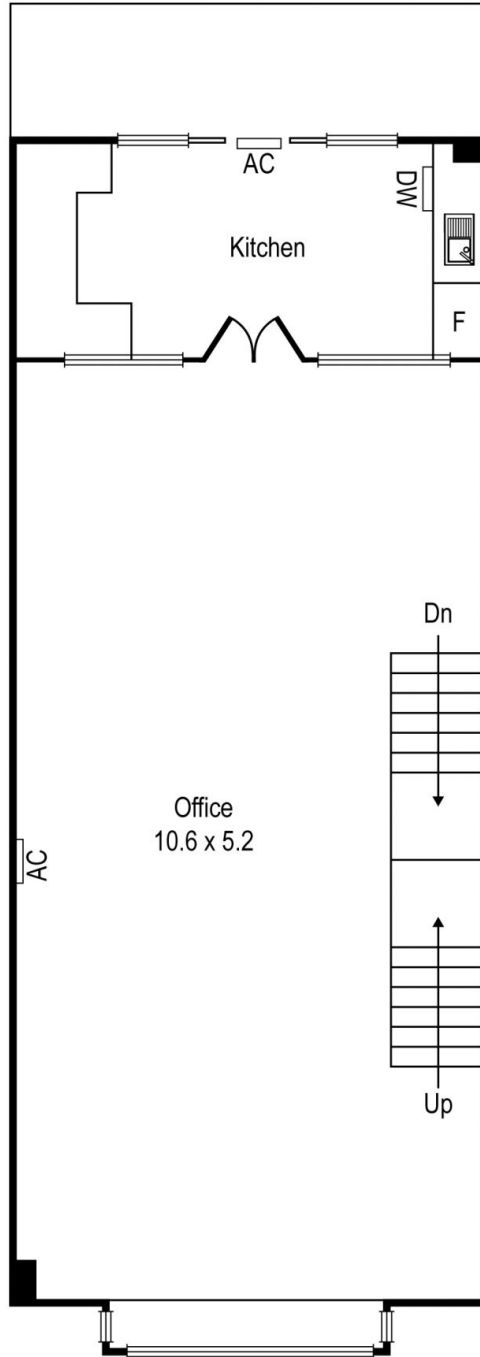
**\$80,000 p.a. + GST + outgoings**

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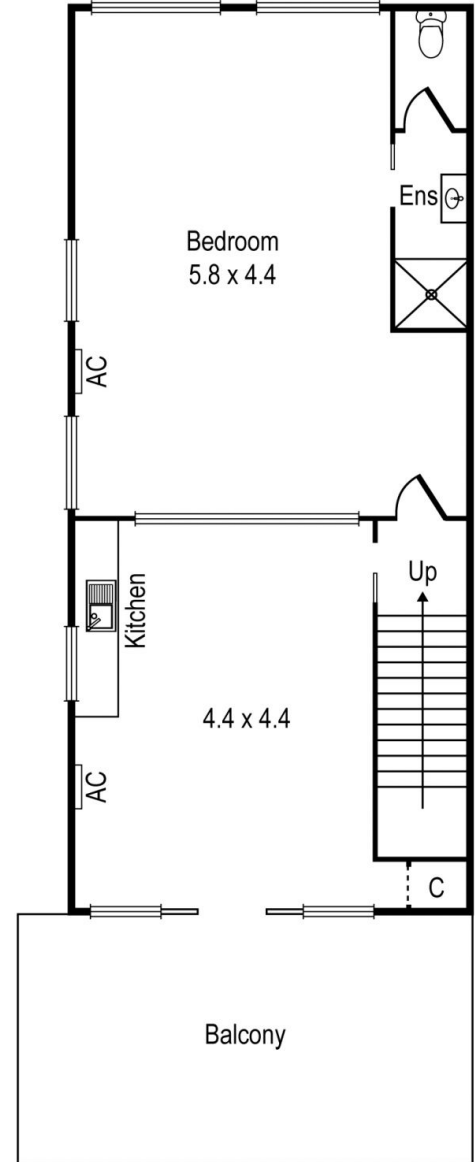
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Ground Floor



First Floor



Second Floor

TOTAL SQM = 188sqm (approx.)  
 Ground Floor = 72sqm (approx.)  
 First Floor = 71sqm (approx.)  
 Second Floor = 45sqm (approx.)