



## 511 High Street Prahran East

### BOUTIQUE 1ST FLOOR STUDIO

Wilson Commercial is pleased to offer For Lease 1st Floor, 511 High Street, Prahran.

This versatile layout with home office potential is suitable for creative businesses and offers flexible layout flooded with natural light.

Features include:

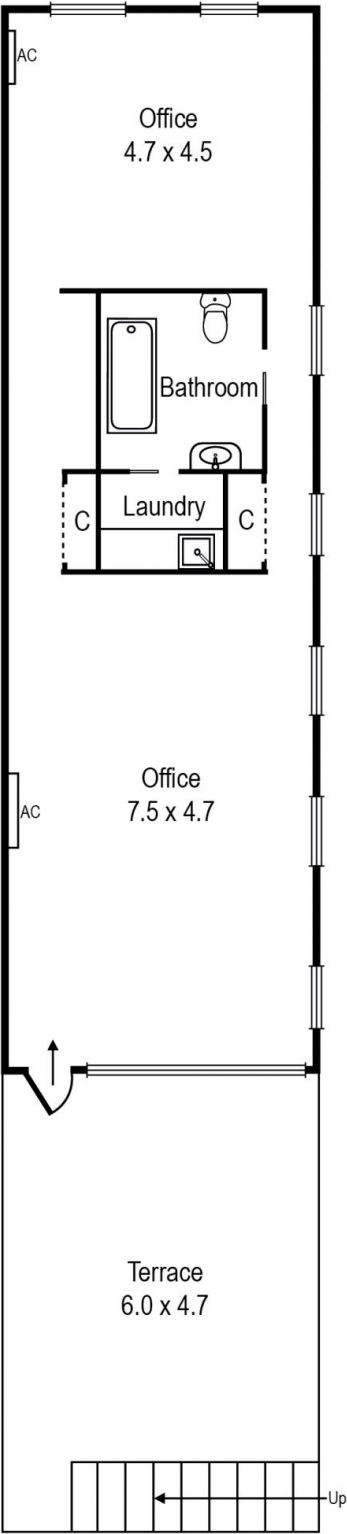
- Total area 106 sq m approx;
- Bathroom facilities;
- Kitchen includes fridge, cooktop, oven, d/washer & microwave;
- Terrace/deck with spectacular city skyline views;
- 2 x split system air conditioning;
- Surrounded by Prahran's best eateries & cafes;
- Long term lease available;
- Rental - \$35k pa + outgoings & GST

**\$35k pa + outgoings & GST**

Nicole Scrofani  
0411 224 451  
[nscrofani@wilsonagents.com.au](mailto:nscrofani@wilsonagents.com.au)

Alan Watson  
0434 398 818  
[awatson@wilsonagents.com.au](mailto:awatson@wilsonagents.com.au)

# Rear of 511 High St, Prahran East



Internal Area - 78sqm (approx)  
Terrace Area - 28sqm (approx)

Total Area = 106sqm (approx)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.