



one domain

1 BOWEN CRESCENT • MELBOURNE

**FULLY REFURBISHED OFFICE
FREEHOLD IDEAL FOR LONG-
TERM INVESTMENT OR YOUR
FUTURE HEAD OFFICE**

Melbourne
Middle Markets

FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST
CLOSING THURSDAY 10TH OCTOBER 2019 AT 2:30PM (AEST)

CBRE



**Prominently positioned
in one of the strongest
performing office
markets in Australia.**

A prominent and highly flexible seven (7) level commercial office building, centrally located in the highly sought after Domain Commercial and Residential Precinct of St Kilda Road

High profile position opposite the Anzac underground train station, providing direct access to the Melbourne CBD, universities and affluent surrounding suburbs

Total building area of 2,686 sqm* and secure basement car parking for 30 vehicles

Fully refurbished with each floor plate boasting polished concrete floors, exposed ceilings and excellent natural light, catering to the most active office occupants

An extremely rare price point to acquire a quality freehold building, ideal for owner occupiers, investors and developers

An outstanding opportunity for future conversion or redevelopment into a world-class apartment or hotel project in the short to medium term (STPA)

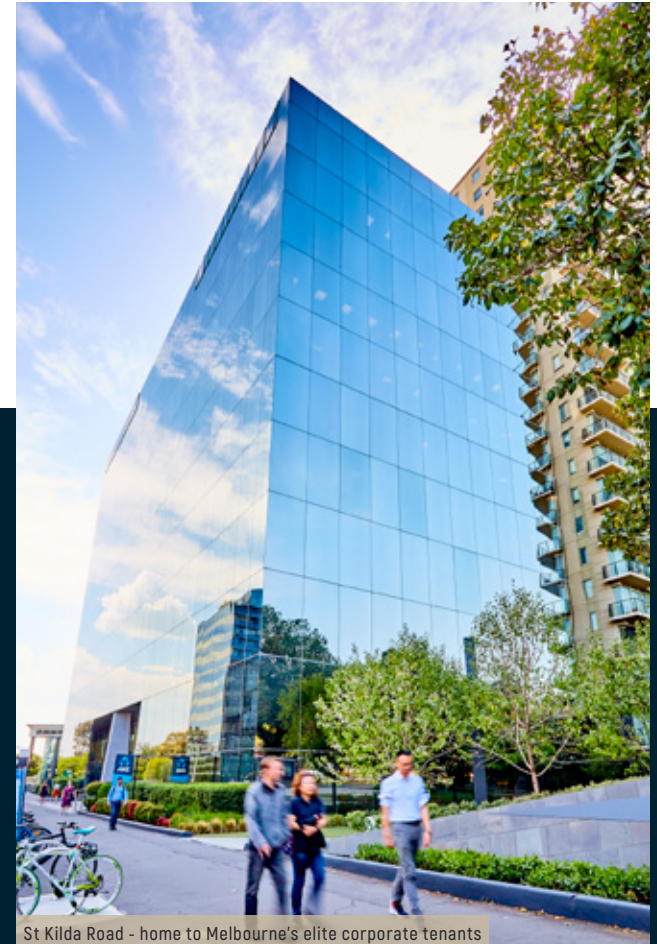


Picturesque **parklands**,
high-end **hospitality**,
luxury residences and
elite international
corporate tenants.

**St Kilda Road is Melbourne's
premier residential and
commercial boulevard.**



Flanked by Melbourne's premier parklands



St Kilda Road - home to Melbourne's elite corporate tenants

Surrounded by a number of Melbourne's most luxurious hotels



Outstanding local hospitality options



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*Approximately as at 1st December 2018.
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