



## HIGH YIELDING, LEASED OFFICE INVESTMENT

Offices

Suite 204 & 206, 17-33 Milton Parade, Malvern, Vic 3144

**Floor Area:** 102 m<sup>2</sup>

### Property Description

ONE SALE, TWO SUITES

GormanKelly is pleased to offer Suite 204 & 206, 19 Milton Parade, Malvern for sale by private treaty.

This exclusive offering provides investors with the opportunity to secure two prime strata office suites located in a thriving commercial location within the heart of one of Melbourne's most affluent locations.

We believe the most outstanding aspects of this property include:

- \* Two offices of 61 sqm and 41 sqm respectively with three (3) secure onsite car spaces;
- \* Beautifully presented and extremely well-maintained building;
- \* Secure two-year leases with options;
- \* Currently returning \$57,980 net p.a.;
- \* All outgoings paid by the tenant;
- \* Well serviced by public transport with Tooronga Train Stations & extensive bus services within walking distance;
- \* Easy access to the major south-eastern thoroughfares including Toorak Road,...

**For Sale**

Contact Agent

For Sale

### Additional Details

**Tenure Type**  
Tenanted  
Investment

**Car Spaces**  
3

**Zoning**  
Commercial 1

**Parking Comments**  
Three (3) secure on site car spaces



**Nick Breheny**

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