



## SHOP & DWELLING ON GERTRUDE

Retail • Showrooms/Bulky Goods • Offices

126 Gertrude Street, Fitzroy, Vic 3065

**Floor Area:** 160 m<sup>2</sup>

### Property Description

Fully refurbished and located in the heart of Gertrude Street, this very well-appointed shop & dwelling has been extensively renovated throughout, including kitchen & bathroom.

Features include:

- > Spacious ground-floor retail + storage at rear
- > Concrete shop floor
- > Excellent natural light
- > FIRST FLOOR: 2 bedrooms, lounge & dining area, kitchen & bathroom/laundry
- > Rear access via laneway to pedestrian gate
- > Separate entrance (at rear) to first-floor residence

Don't miss this rare opportunity to secure an extensively renovated, high-quality shop & dwelling on Fitzroy's premier retail strip.

**Leased**

Leased: Sun 21-Nov-21



**RICHARD MIGLIC**

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**MIGLIC DEAN - FITZROY**

287 Smith Street, Fitzroy Vic 3065