

# For Sale



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## Centre of Attention! Freehold Investment

### 514 Centre Road, Bentleigh

- › Located within the established and vibrant shopping strip of Centre Road, Bentleigh.
- › Land Area: 185sqm\* with wide right of way at rear.
- › Extensive frontage of 5.79 metres to Centre Road.
- › New 4 + 4 year lease from 2018.
- › Rent: \$44,004 per annum plus outgoings and GST.
- › Onsite parking for 4 cars.
- › Excellent public transport services leading direct to Melbourne's CBD.
- › Surrounded by an established mix of local and national users including all Major Banks, Priceline, Ms Ruby, Fifth Chapter Cafe First Choice, Chemist Warehouse, Sportsgirl, Brotherhood of St Laurence and more.
- › Irreplaceable opportunity to acquire an impressive freehold investment located close to high performing Woolworths Supermarket with an abundance of public car parking nearby

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All dimensions are approximate. Particulars herein are for information purposes only and do not constitute any representation by the owner or the agent.