

PROPERTY SUMMARY

Level 1 Office at Ettaro: 21-23 Brunswick Street, Brunswick East

MELBOURNE, AUSTRALIA

ABOUT THE PROPERTY

‘Ettaro’ – Italian for hectare, a measure of space – is a sophisticated property development offering contemporary apartments and retail/commercial spaces in one of Melbourne’s most sought after locations.

Location

Brunswick East is Melbourne’s newest hot spot with a lively mix of cafés, restaurants, bars and nightlife, what’s only 4km from Melbourne CBD.

Convenient shopping is at Barkly Square along Barkly Street in Brunswick, with Queen Victoria Markets only a short tram ride away and IGA supermarket within 500 metres from the Ettaro apartments.

Transit and connectivity in Brunswick East are second to none. Considered one of the best locations for public transport, it offers immediate access to any of Melbourne’s famous sport, entertainment, medical and educational precincts.

Melbourne’s finest universities and hospitals are also a short tram ride from either Nicholson Street or Lygon Street trams.

The Opportunity

There is an opportunity to secure a first level office space of 621m² for a retail/commercial purpose.



KEY FEATURES

Expected Rental Income:	\$217,350 + GST + Outgoings. (Approximately 8% gross yield on asking price.)
Floor Area:	621m ²
Car Park:	6 spaces allocated.
Tenants:	Currently vacant.

OTHER KEY DETAILS:

- For Sale: **\$2,500,000**

A property is no longer an all or nothing proposition. The DomaCom Fund heralds a new era for property investing.

BUILDING FACTS AND FEATURES

A sophisticated property development offering contemporary apartments and retail/commercial spaces in one of Melbourne's most sought after locations. Only 4km from Melbourne CBD, transit and connectivity in Brunswick East are second to none.

Address:	Ettaro: 21-23 Brunswick Street, Brunswick East, VIC, Australia
Sector:	Business and Residential.
Location:	4km from Melbourne CBD, and a short tram ride from Melbourne's finest universities and leading hospitals.
Floor area:	621 sqm

TENANTS

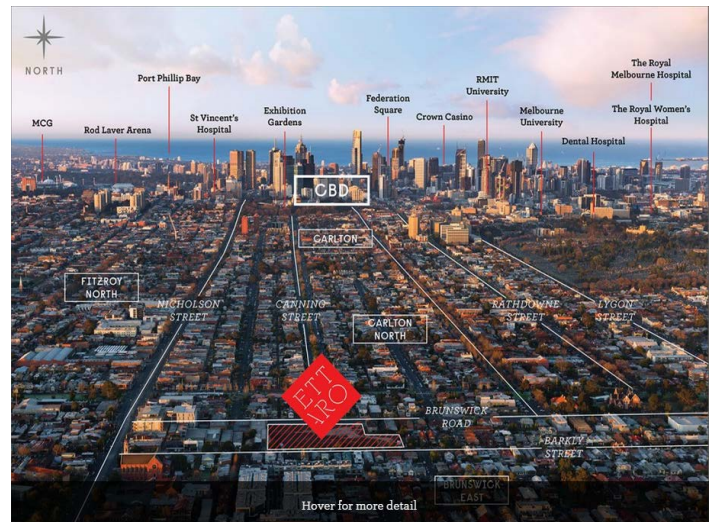
Currently vacant

Expected rental income on this property is \$217,350 + GST + outgoings, representing approximately 8% gross yield on asking price.



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