



PRETTY AS A PICTURE

Invest or Occupy Soon

FOR SALE

9646 0812

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364 Bay Street, Port Melbourne

PRETTY AS A PICTURE — INVEST OR OCCUPY SOON

This beautiful corner shop and dwelling with 2 bedrooms is currently leased to an excellent tenant (app \$34,870 pa) plus it obtains good additional signage income (app \$7350 p.a. + gst).

Loaded with period features and appeal, with modern bathroom and kitchen facilities, it also has a lovely rear courtyard PLUS a great north facing deck overlooking cosmopolitan Bay St and the attractive Town Hall.

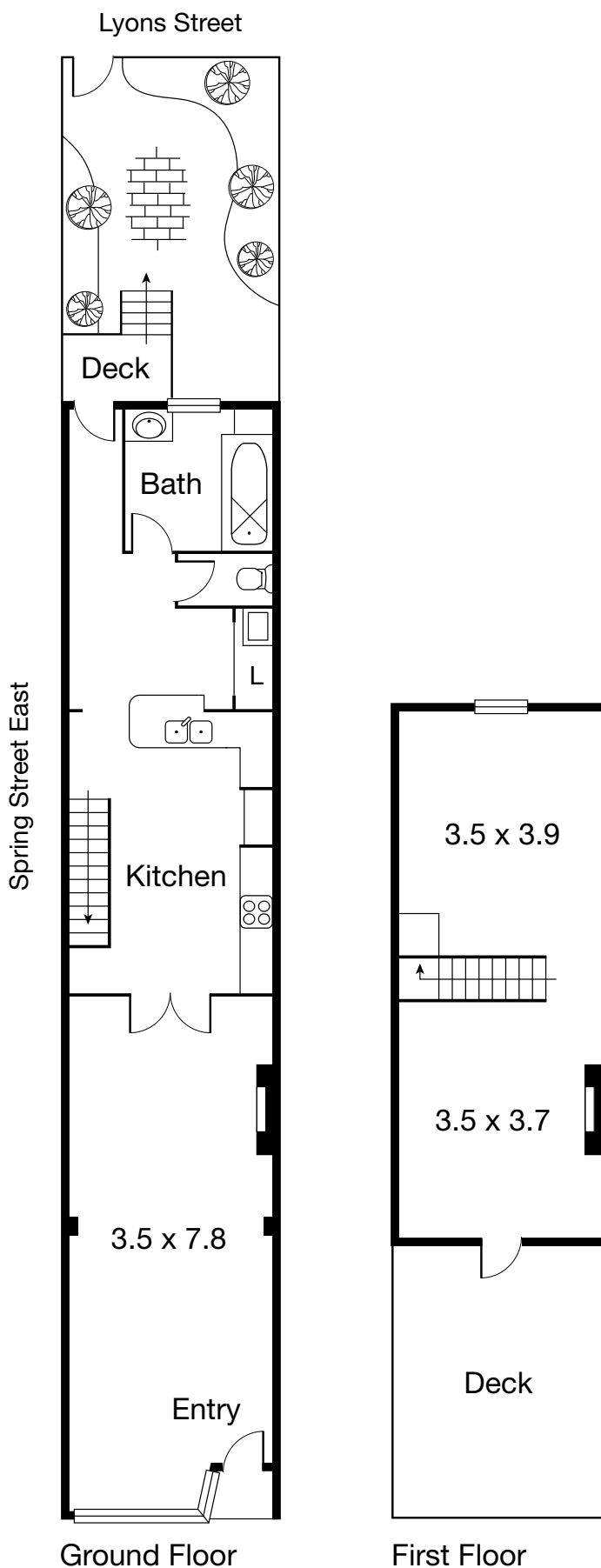
Close to cafes, restaurants and shopping yet set in the most charming and historic section of Bay St, this is an ideal long term investment (tenant wants a longer lease) or somewhere to live and work in the near future.

FOR SALE

Inspection: As advertised or by appointment

Contact: James Keep 0418 569 594

Mel Ref: 57 D2



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