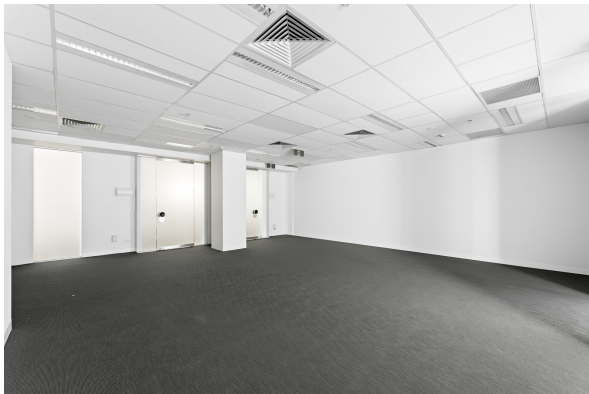


# Nelson Alexander



**805-807/9 Yarra Street, South Yarra VIC  
3141**



## **Available**

Price Reduced \$600,000 to \$500,000 + gst

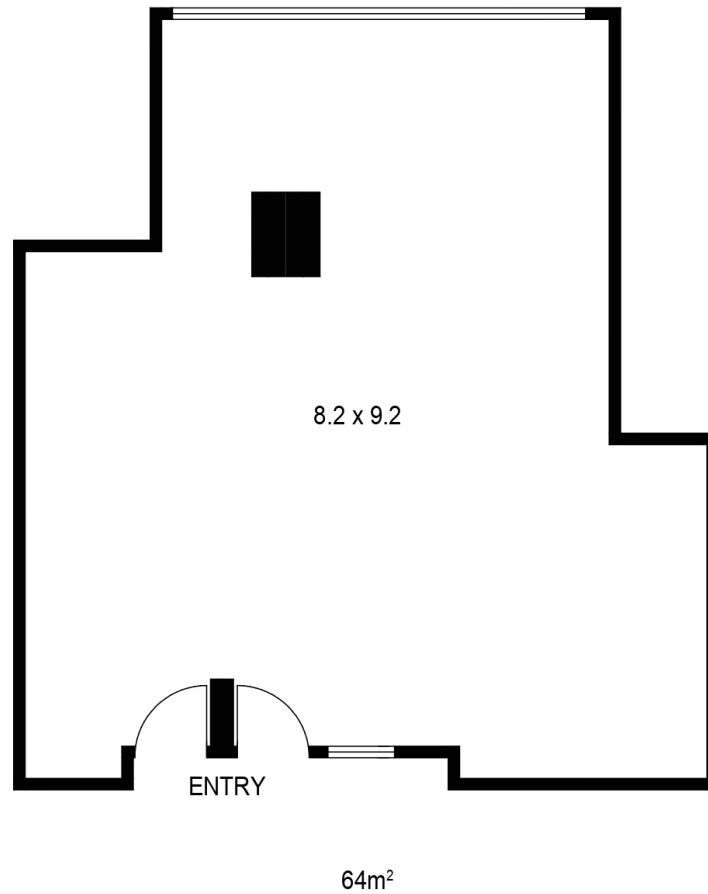
**Ethan Wong**

p. 9419 5511  
m. 0427 349 064

Nelson Alexander Commercial are delighted to offer For Sale 805-807/9 Yarra Street South Yarra. Ideally located in the heart of South Yarra's Forrest Hill precinct and walking distance to the popular retail precincts of Toorak Road and Chapel Street and only meters from South Yarra Station. See full details below. > Modern office with open plan floor area of 64m2 (approx.) > High quality amenities including fully equipped kitchenette, male and female toilets, shower facilities and an on-site building manager/concierge on the ground floor > Heating and cooling throughout > Two secure car spaces > Located meters from Toorak Road and Chapel Street shopping precincts > Convenient access to public transport with South Yarra Station and tram routes 58 & 78 on the doorstep > Invest or Occupy For all enquiries or to arrange a private inspection, please contact exclusive agents Nelson Alexander Commercial on 9419 5511.

Nelson  
Alexander

805-807/9 Yarra St,  
South Yarra



Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.