







A BLANK CANVAS FOR YOUR IMAGINATION

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Historic 4-level freehold in Melbourne's most liveable laneway

A rare and outstanding freehold building within the iconic Guildford Lane precinct. Be inspired by this creative opportunity that allows for multiple outcomes.

- Historic 4-level freehold building of 419m^{2}* with a versatile ground level garage and an outstanding private rooftop entertainment area.
- Flexible 'Capital City Zoning' making it ideal for a premium residential home/office with dual occupancy potential, a well-located Airbnb, a hospitality venue or creative space with multiple outcomes (STCA).
- Alternatively there is an approved permit in place with designs completed by esteemed Techne Architects.
- Guildford Lane is an eclectic mix of Food and Beverage, Residential Accommodation, Offices, Galleries, Fashion, and Health and Wellness.
- Positioned in Melbourne's most dynamic precinct and within walking distance to Melbourne Emporium, Melbourne Central Shopping Centre, The Queen Victoria Market and Flagstaff Gardens.
- Connected via inner city Trams and a short distance to Melbourne Central Train Station (160m*) and Flagstaff Train Station (300m*).

*Approximate

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