



Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig North Side (Sales) Licensed Estate Agents, Auctioneers and Property Managers.

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## Vast & versatile conversion, vibrant city-fringe locale

Step up in style, space and stature with this sensational warehouse conversion located at the heart of Collingwood's dynamic fashion and arts precinct. A cleverly conceived fit-out has created a perfectly adaptable 2-level layout ready to work in with your city-edge lifestyle. Including 2 car spaces plus north-side courtyard with extra OSP; high industrial ceilings, polished concrete floors and enormous windows frame a flexible interior featuring divided open-plan upstairs zone plus ground-floor area with library, 3 versatile rooms and marble kitchen. Also offers 2.5 bathrooms, hydronic heating, A/C and storage. Near Gertrude St, Fitzroy Gardens, trains, trams and CBD.

Note: Commercial 2 Zone.

### EXPRESSIONS OF INTEREST

Closing Monday 27th March at 5pm

INSPECT As advertised or by appointment

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