



## 22 Anderson Street YARRAVILLE

### REDUCED RENTAL! IDEAL OPPORTUNITY IN THE HEART OF THE VILLAGE

Located in the heart of Yarraville Village surrounded by an abundance of local hospitality and retail venues, Cafes, restaurants, Sun theatre and Railway Hotel all at your doorstep!

Retail / Office Space.

Area: 51 m2 ( approx. )

Main Road exposure.

Walking distance to Yarraville Train Station.

Kitchenette and private toilet.

Asking rental is: \$50,000 p.a. + GST + Outgoings.

Available Now. Inspection by Appointment.

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