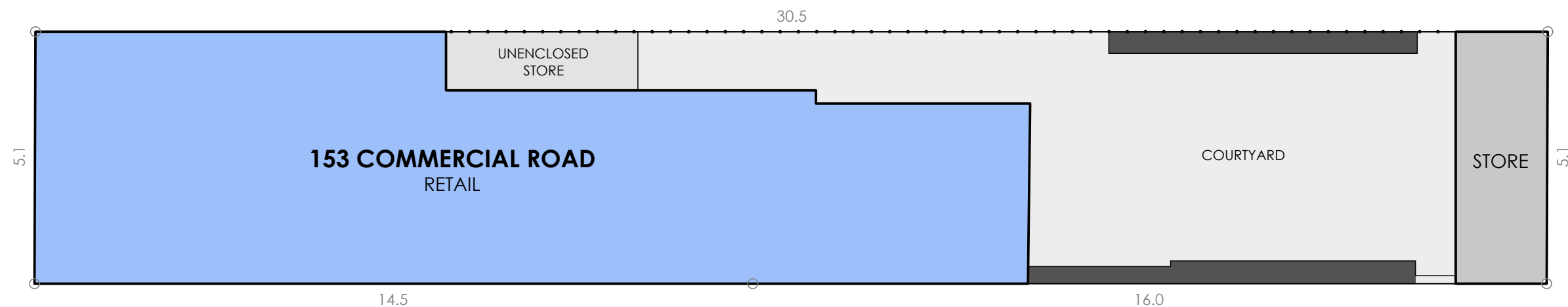




COMMERCIAL ROAD

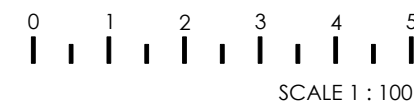


SCHEDULE

153 COMMERCIAL ROAD	
TITLE DETAILS	LOT 1 - TP130466
LAND AREA	155 m ²
BUILDING AREA	120 m ²
COURT YARD	48 m ²

(SITE VISIT 06/06/2025)

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES. ALL LAND INFORMATION TAKEN FROM THE DEPOSITED PLAN. LAND AREAS IDENTIFIED THERE-IN ARE NOT KNOWN TO TITLE AND HAVE BEEN CALCULATED FROM MEASUREMENTS DISPLAYED ON TITLE. BOUNDARIES HAVE NOT BEEN DEFINED.



CLIENT:



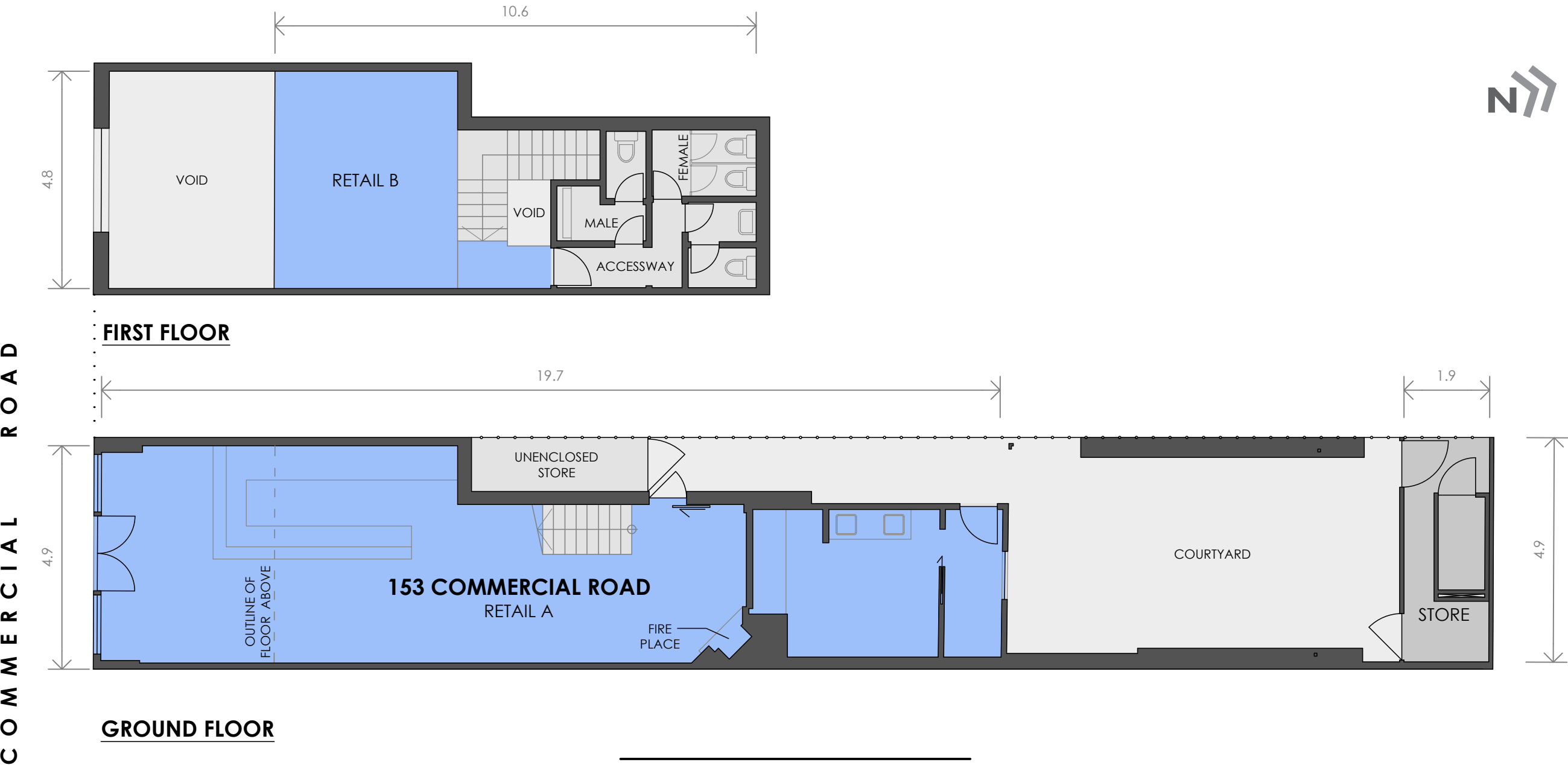
SITE PLAN

153 COMMERCIAL ROAD,
SOUTH YARRA, VIC

DATE:	17/06/2025	REV:	0
REF:	93078	DRAWN:	JA
MEASURED:	JF	CHECKED:	LW
SCALE:	1:100 @ A3	SHEET:	1 OF 2

REALSERVE
BUILDING AND LAND SURVEYS
REALSERVE.COM.AU 1800 961 668

START
CONFIDENT.

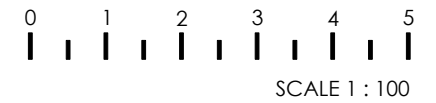


SCHEDULE OF AREAS

GROUND FLOOR	
RETAIL A	76 m ²
STORE	9 m ²
COURT YARD	48 m ²
FIRST FLOOR	
RETAIL B	21m ²
AMENITIES	14 m ²
TOTAL AREA	168 m ²

(SITE VISIT 06/06/2025)

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.



CLIENT:



MARKETING DRAWING
153 COMMERCIAL ROAD,
SOUTH YARRA, VIC

DATE:	17/06/2025	REV:	0
REF:	93078	DRAWN:	JA
MEASURED:	JF	CHECKED:	LW
SCALE:	1:100 @ A3	SHEET:	2 OF 2

REALSERVE
BUILDING AND LAND SURVEYS
REALSERVE.COM.AU 1800 961 668

START
CONFIDENT.