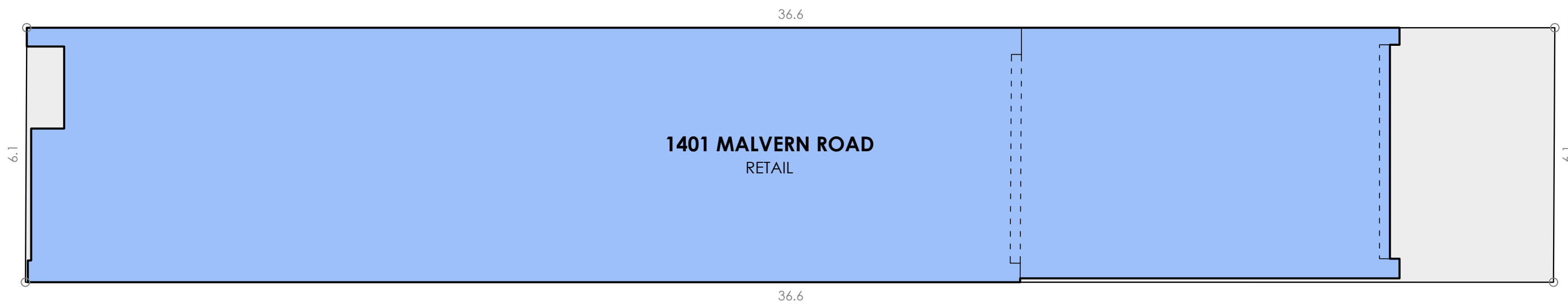




MALVERN ROAD

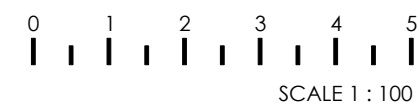


SCHEDULE

1401 MALVERN ROAD	
TITLE DETAILS	TP 586685D
LAND AREA	223 m ²
BUILDING AREA	228 m ²

(SITE VISIT 11/03/2025)

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. BOUNDARIES HAVE NOT BEEN DEFINED.



CLIENT:



SITE PLAN

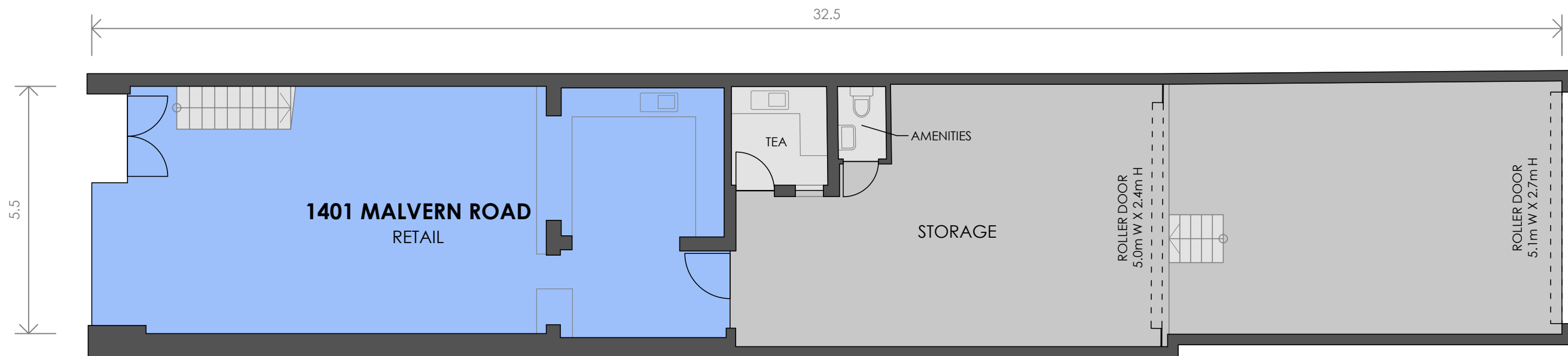
1401 MALVERN ROAD,
MALVERN, VIC

DATE:	17/03/2025	REV:	0
REF:	92186	DRAWN:	RJ
MEASURED:	RJ	CHECKED:	JEH
SCALE:	1:100 @ A3	SHEET:	1 OF 2

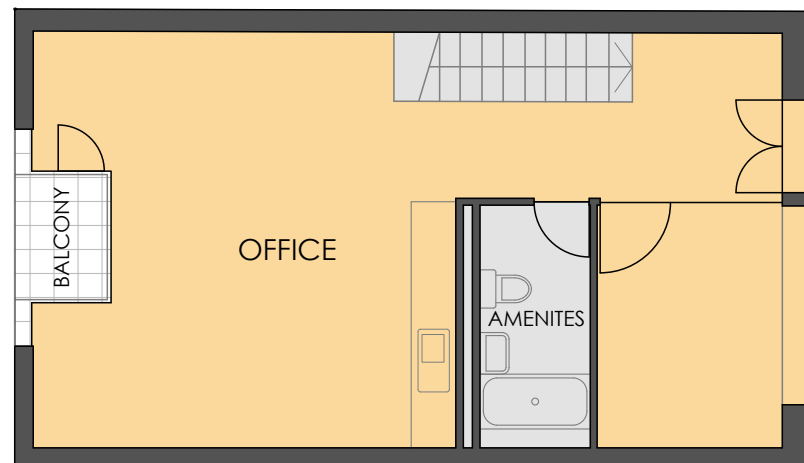
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BUILDING AND LAND SURVEYS
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START
CONFIDENT.

MALVERN ROAD



GROUND FLOOR



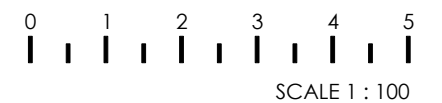
FIRST FLOOR

SCHEDULE OF AREAS

1401 MALVERN ROAD	
GROUND FLOOR	
RETAIL	73 m ²
STORAGE	97 m ²
TEA	6 m ²
AMENITIES	2 m ²
FIRST FLOOR	
OFFICE	44 m ²
AMENITIES	6 m ²
TOTAL AREA	228 m²

(SITE VISIT 11/03/2025)

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CLIENT:



MARKETING DRAWING

1401 MALVERN ROAD,
MALVERN, VIC

DATE:	17/03/2025	REV:	0
REF:	92186	DRAWN:	RJ
MEASURED:	RJ	CHECKED:	JEH
SCALE:	1:100 @ A3	SHEET:	2 OF 2

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**START
CONFIDENT.**