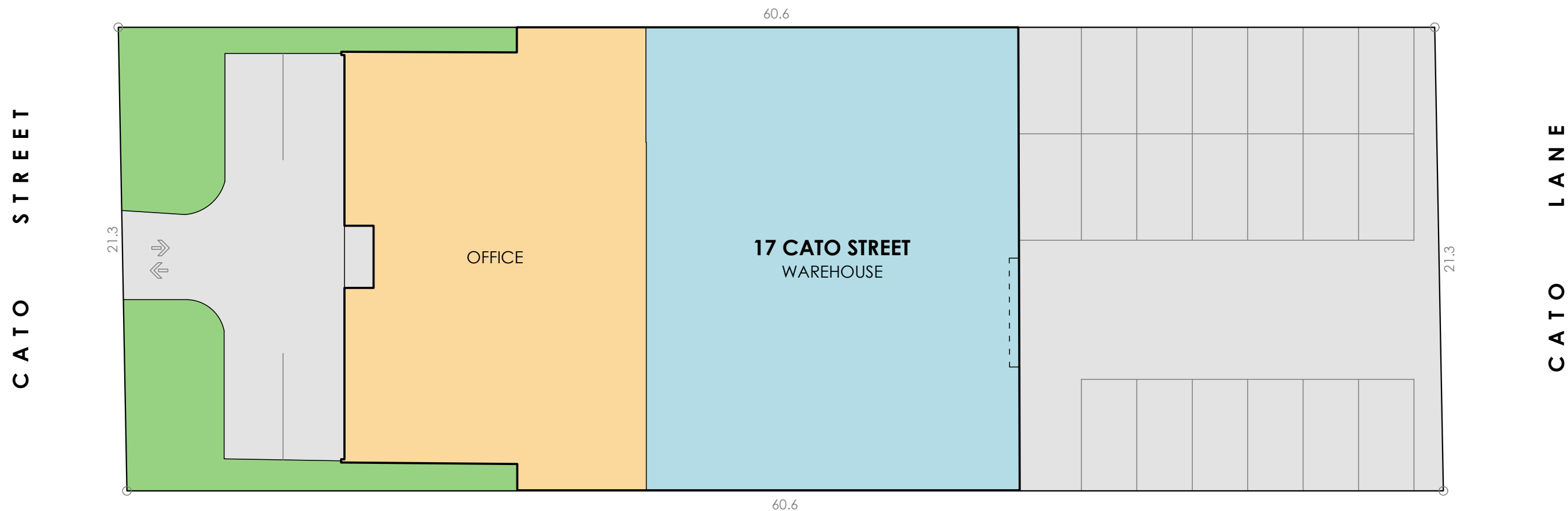




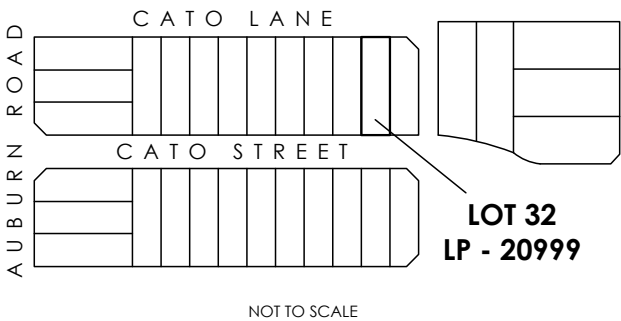
SCHEDULE

17 CATO STREET	
TITLE DETAILS	LOT 32- LP 20999
LAND AREA	1,292 m ²
BUILDING AREA	891 m ²
CAR PARKING	23 SPACES

(SITE VISIT 01/09/2025)

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.

LOT PLAN



CLIENT:



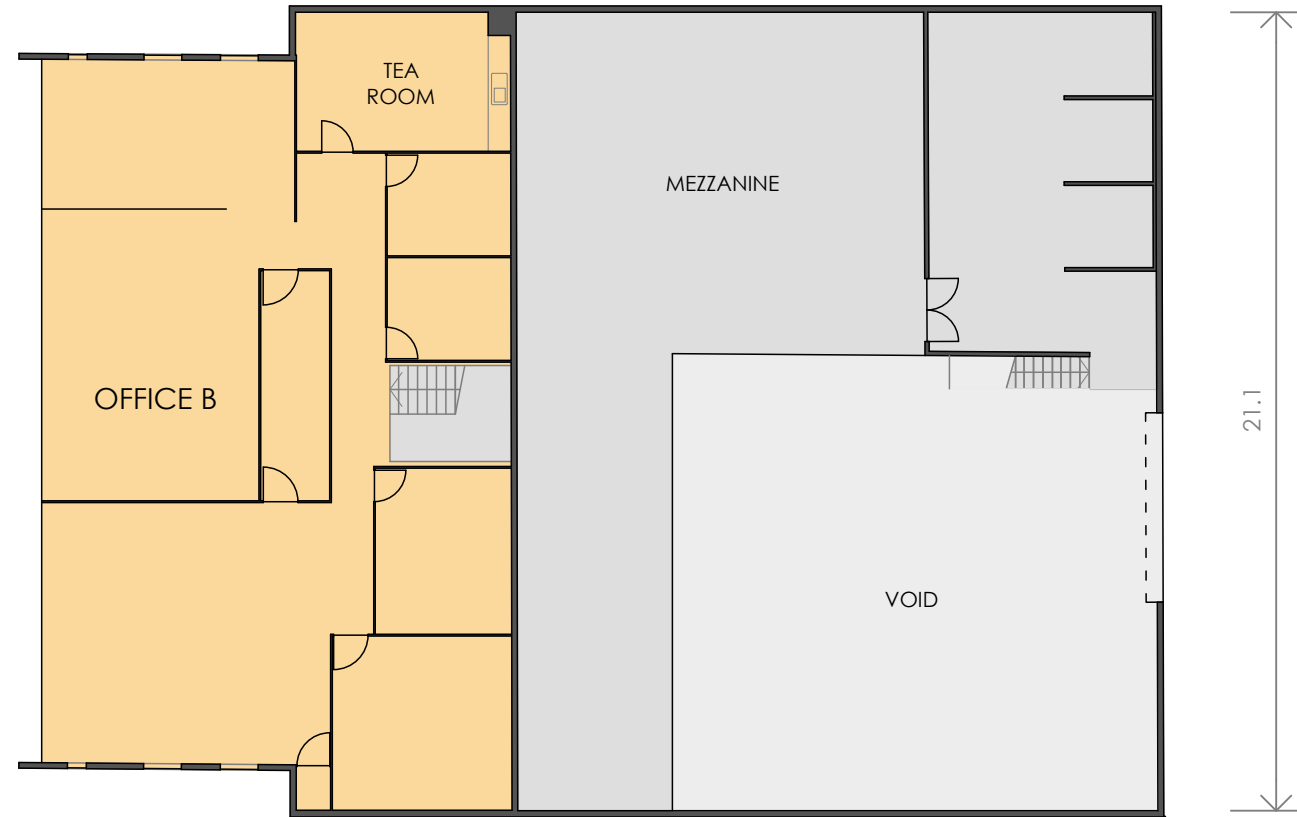
SITE PLAN
17 CATO STREET,
HAWTHORN EAST, VIC

DATE:	09/09/2025	REV:	1
REF:	93861	DRAWN:	RJ
MEASURED:	RJ	CHECKED:	JEH
SCALE:	1:200 @ A3	SHEET:	1 OF 2

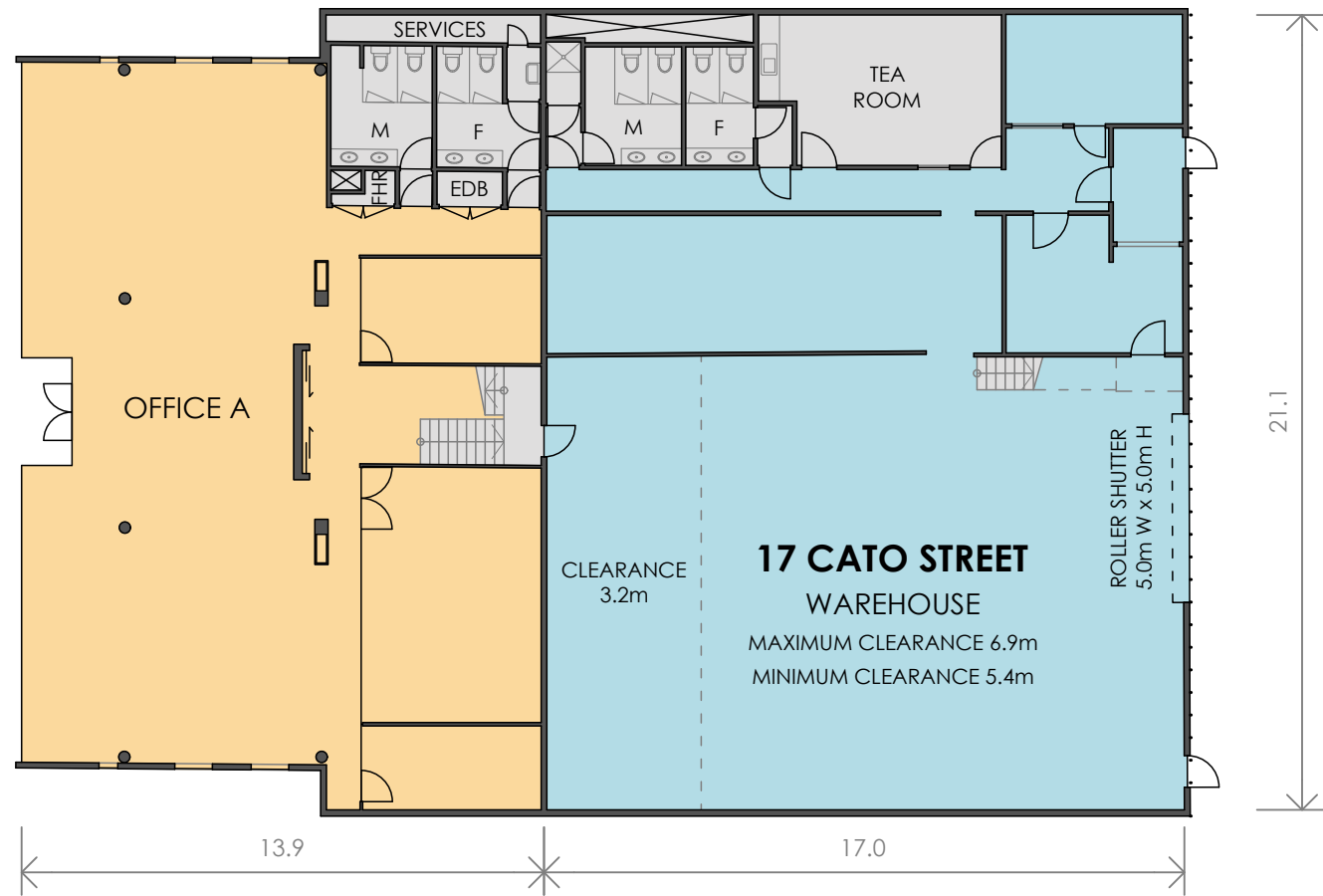
REALSERVE
BUILDING AND LAND SURVEYS
REALSERVE.COM.AU 1800 961 668

START
CONFIDENT.

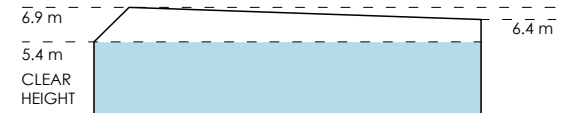
FIRST FLOOR



GROUND FLOOR



TYPICAL CROSS SECTION



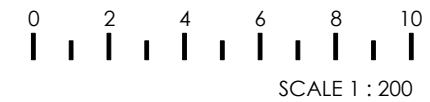
NOT TO SCALE

SCHEDULE OF AREAS

17 CATO STREET	
GROUND FLOOR	
WAREHOUSE	367 m ²
OFFICE A	273 m ²
FIRST FLOOR	
OFFICE B	251 m ²
TOTAL AREA	891 m²
MEZZANINE	213 m ²

(SITE VISIT 01/09/2025)

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CLIENT:



MARKETING DRAWING

17 CATO STREET,
HAWTHORN EAST, VIC

DATE:	09/09/2025	REV:	1
REF:	93861	DRAWN:	RJ
MEASURED:	RJ	CHECKED:	JEH
SCALE:	1:200 @ A3	SHEET:	2 OF 2

REALSERVE

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

START
CONFIDENT.