



RICHMOND

Level 1/ 457 Swan St

LIVE WHERE YOU WORK – STYLISH APARTMENT WITH OFFICE SPACE

- Live and Work in One Stylish Space
- Convenient City Fringe Location
- Tram, Train & Trendy Cafe's At Your Door

Discover the ultimate in flexibility with this unique property offering both residential and commercial potential. Situated above a professional office space, this stylish apartment is ideal for those seeking to combine their living and working environments without compromise.

Featuring spacious interiors, natural light, and a layout designed for productivity and relaxation, this property is a rare opportunity in today's market. Architect-designed premium finishes, this 114 sqm property offers a private entry and secure garage parking for one car, with access via a rear laneway.

Located in a vibrant area with excellent transport links, cafes, and amenities nearby, it's perfect for those who value convenience, lifestyle, and functionality.

Key Features:

- 114 sqm approx. of flexible space
- Architect-designed first-floor premises

Disclaimer: The information contained here in has been obtained from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Property ID: 500854493

KEY INFORMATION:

Property Type: Office, Medical / Consulting

Office m²: 114

Total m²: 114 sqm approx

Annual Rent: \$41,724 PA Net + GST

Outgoings: \$7,000 pa approx-Payable by Tenant

Car Parking: Secure garage at rear of property

Availability: Now

CONTACT AGENT:

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FOR LEASE

- Suitable for office, showroom, or residential use
- Secure single-car garage via rear laneway
- Reverse cycle heating & cooling
- Ducted vacuum and full security system
- Tram and train access at the door
- Surrounded by parks, cafes, and retail

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