

# Great Demand for Small Strata Office in the Tooronga Village Development

Suite 202, 1 Crescent Road, Glen Iris

Sold by 



Sold: **\$645,000**

Building Rate  
**\$7,678.57/sqm**

Yield  
**6.2%**

Enquiries  
**50+**

The 84 sqm suite leased at \$40,000pa net included 3 secure car spaces and offers the purchaser a healthy return of just over 6%.

Overlooking the playing fields of St-Kevin's College, the office provides internal access to the Tooronga Village Shops, direct access to the M1 freeway via Toorak Road and in an easy walk to Tooronga Train station.

**Great market results start at GormanKelly**

**GET PROPERTY SALES SUPPORT NOW**



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