



# FSR

FOUR SIX SIX  
BRIDGE ROAD



RICHMOND



**BOUZY ROUGE**

360

PEARL Hair

ORIENT FOODIE  
Asian Cuisine & More

**HAFEZ**  
Persian Restaurant

**HA**

**HAFEZ**

UNIQUE EVENT SPACES

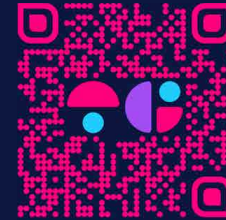
FREE ROOM HIRE  
9422 4348



# 466 BRIDGE ROAD RICHMOND

Offered for Sale by Negotiation

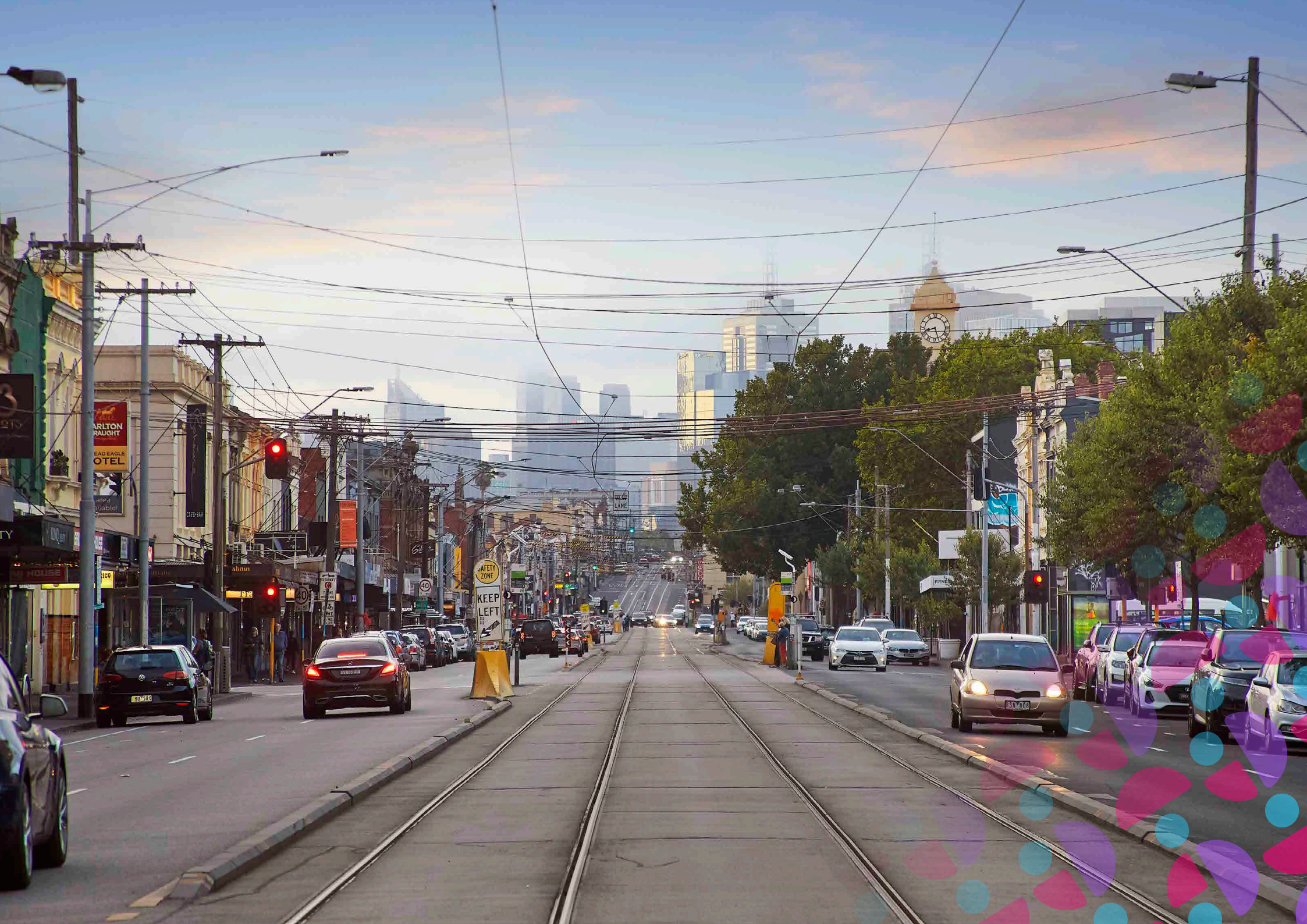
LAND	160m <sup>2</sup>
BUILDING	190m <sup>2</sup>
GROUND	115m <sup>2</sup>
RESIDENCE	75m <sup>2</sup> - 2 Bedroom, 1 Bathroom
PARKING	1 Car Park



SCAN FOR  
WEB LISTING

# BR





CARLTON  
HOTEL

SAFETY  
ZONE

SAFETY  
ZONE

KEEP  
LEFT

12

40

100

100

100

100

100

100

100

100

100

# BRIDGE RD.

FOUR SIX SIX  
BRIDGE ROAD

- PROPERTY
- BRIDGE RD. LIFESTYLE STRIP



- TODCO
- Vladco
- TOFUSHOP
- Esworth HealthCare
- OSTER
- FIFTY ACRES
- MS.PEACHY
- BENDON
- BISSELL
- endota spa
- [AQUILA]
- ROUND FITNESS
- coles
- Subway
- SCHNITZ
- SMOKEY CHOOKS
- CHEMIST WAREHOUSE
- Richè
- BOQ
- Harvey Norman
- adairs
- Anchovy
- LADYBOY
- MISTERMINH

CITIZEN'S PARK  
RICHMOND HIGH SCHOOL  
JAQUES

## BURNLEY STREET

- FRITZ GELATO
- 3IDIOTS
- minamishima
- TOUCHWOOD
- IGA
- Officeworks

- THREE ONE 2 ONE
- Dan Murphy's
- Perini
- MITRE 10
- Burnley
- THE BRIDGE HOTEL

## BRIDGE ROAD

ALL WEATHER  
COURT YARD  
PRIVATE FLOOR  
FOR FUNCTIONS



470

BOUZY ROUGE

UNIQUE  
SPACES  
TAPAS  
B&B  
BAR

NO FLOPS  
COURTYARD

UNIQUE EVENT SPACES  
FREE ROOM HIRE  
9429 4348

C 2P  
\$12P  
360

360

PEARL

PEARL HIGH



# BRN

## A LOCAL'S GUIDE TO RICHMOND\*

Richmond is a suburb on a cultural crossroad. It's not quite north and not quite south, and it's been home to both the rich and the poor. Its quiet back streets are lined with renovated workers' cottages and old factories converted into exclusive apartments.

But no matter how much has changed in recent years, its character has remained: Richmond is a suburb that takes pride in its working-class roots, its football team, and its vibrant community nurtured by Greek and Vietnamese migrants.





468

PEARL Hair

PEARL Hair

Noodles VS Dumplings  
B.B.O & LICENSED

HAFEZ  
Persian Restaurant

FOR SALE

WANTED  
ADVERTISING  
2023/24

Small Trading Hours

No Frills wine licensing  
No licensed alcohol  
cheers

THE GREATEST BEER  
OF ALL TIME

CRAFT BEER  
HERE

Hours  
Mon to Wed 4-8pm  
Thurs 2-8pm  
Fri to Sat 12-9pm  
Sun 12-6pm  
beer360.com.au

NO SMOKING

PUREOLOGY



# WHAT'S RICHMOND KNOWN FOR?

Richmond sits just east of the city, separated from the CBD by Melbourne's sporting precinct. Though stadiums are closed for the moment, visitors usually pour in all year 'round to see sporting events and concerts at AAMI Park, Margaret Court Arena, Rod Laver Arena and the Melbourne Cricket Ground (MCG). This area along the Birrarung (Yarra River) has been a gathering place for members of the Kulin Nation long before these stadiums were erected.

The suburb's three main strips each have a distinctive feel to them. Victoria Street is Melbourne's go-to destination for Vietnamese food: it's a one-stop shop for pho, banh mi and Asian groceries. Bridge Road is known for its factory outlets, both fashion and furniture. And Swan Street is home to some of the suburb's best restaurants and cafés (as well as a few thousand footy fans depending on the day).



## WHY THE LOCALS LOVE IT?

Richmond has a bit of something for everyone. Lara Whalley, manager of the beloved Corner Hotel (57 Swan St), tells us she loves the diversity of things going on in the area. “There’s amazing live music, the different sporting codes and a whole range of people out and about,” she says.

Lara also gave us her top picks of Richmond shops and activities, so look out for them below.

## HOW DO I GET TO RICHMOND?

Richmond has four train stations: North Richmond, West Richmond, East Richmond, and Richmond. The latter is the suburb’s major hub located on the easternmost point of Swan Street. The suburb is serviced by five trams from the CBD (12, 109, 48, 70 and 75). The 78 tram runs from north to south via Church Street.

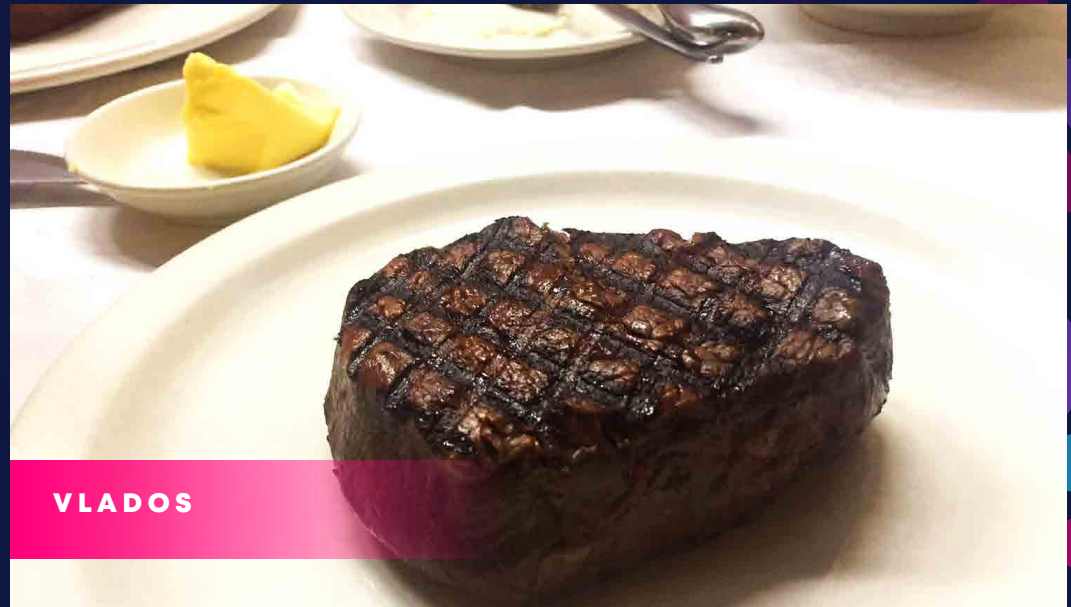




**BRIDGE RD.**



**RICHE**



**VLADOS**



**BISSEL B**



**SCHNITZ**



**SUBWAY**



**FIFTY ACRES**



**TODCO**

466  
FOUR SIX SIX  
BRIDGE ROAD

PROPERTY

GARDNER STREET

PALMER STREET

BRIDGE ROAD









PRADA  
MARFA

MI →

## WHAT'S NEARBY?

East Melbourne and Fitzroy Gardens sit to the suburb's east, and Collingwood and Abbotsford are to the north. If you hop west over the Yarra River, you'll be in Hawthorn. If you go south across the river, you'll find South Yarra and the Royal Botanic Gardens.

## IF YOU ONLY DO ONE THING

Watch the Richmond Tigers play at the MCG. Deck yourself out in yellow and black, grab a drink on Swan Street before the game, then find your place with the Tiger Army at the Punt Road end of the ground. Cap it all off with a hot jam doughnut from the Gate 5 food truck after the game.



# BR

# BAR

## EAT

- I Love Pho
- Pacific Seafood BBQ House
- Bahari
- Hanoi Hannah New Quarter
- Hector's Deli
- Jinda Thai
- The Aviary Hotel
- Minamishima

## DRINK

- The Royston
- Mountain Goat Brewery and Bar
- All Nation's Hotel
- Bowerbird
- The Swan Hotel
- Public House
- The Bridge Hotel
- Price Alfred Hotel



Dark wood upper kitchen cabinets with silver handles, mounted above a white countertop.

White countertop featuring a stainless steel sink, a dish rack, and various kitchen items including a coffee maker, a pink container, and cleaning supplies.

Dark wood lower kitchen cabinets with silver handles, including a set of drawers on the right side.

A purple upholstered chair is partially visible in the foreground.

Three small framed pictures or photographs are mounted on the white wall in the hallway.

A small silver cabinet with glass doors and decorative panels, located in the hallway area.

A black chest freezer is positioned in the hallway area, next to the refrigerator.

A white refrigerator with a silver handle and a yellow energy rating sticker. It has several items on top, including a blue bag, a white box, and a bottle.

A stack of cardboard boxes, likely containing Juicy Juice, is placed next to the refrigerator.

A pink blanket or towel is partially visible in the bottom right corner of the image.



# THERE'S GOOD AND THEN THERE'S SIMPLY BETTER!

The difference between two shops can be night and day.

On the surface, the differences can seem minimal. High quality fit outs can 'hide' many, out of sight issues, lurking behind the scenes. What's rare to find today, is a shop that is not only exceptional on the surface, but also underneath.

466 Bridge Road is one of those shops. It was purchased and fully renovated from head to toe – as well as extended with brand new construction. Virtually nothing has remained the same from the original shop.

## **These renovations include.**

### **Ground Floor Retail Space**

- Frameless glass shop front
- Polished timber floor boards
- Contrast exposed brick wall
- New ceilings
- New air conditioning
- New lighting
- Every wall & ceiling repainted
- Rear extension featuring polished concrete floors, new kitchenette and amenities

- New wiring
- New plumbing
- New RSD at rear

### **First Floor Residence**

- New entranceway and staircase
- Polished timber floor boards
- Contrast exposed brick wall chimney
- New air conditioning
- New lighting
- Every wall & ceiling repainted
- New wiring
- New plumbing
- New blinds
- New kitchen
- New bathroom

Like we said – there's the good and then there's the simply better! This is a shop with no hidden surprises, all the hard work has been done for you.

Do yourself a favour, come and inspect... Then you'll truly be able to appreciate what a quality shop has to offer.

We're here to help you find the perfect deal so let's talk.

BRIDGE RD.



CA COM BÁNH MÌ



BOWERBIRD



I LOVE DUMPLINGS





ST JAMES



SMOKEY CHOOKS



BURGETORY



THE COLLECTION







SAKI GINZA



Follow Us on Instagram

CHRISTMAS SAKE GIFT

These special gifts are available!!

Call Wrapping available!!

Would you like to try Free Sake?

志文

志文

KIRIN PURE TASTE

396  
41

466

**BRIDGE ROAD**  
**LEASE**

**TENANT**

None

466 BRIDGE









LARGE VEHICLES ADVISED NOT TO ENTER

花甜餐厅 *Bonsai Bali*

HOME DELIVERY  
FULLY LICENSED & RTU (WINE ONLY)  
PH: 9429 9937

**glow**  
TAIWANESE CAFE  
台湾小吃

**glow**  
TAIWANESE CAFE  
台湾小吃

**glow**  
TAIWANESE CAFE  
台湾小吃

ON THE SPOT DRY CLEANERS 24/7 ACCESS

7:30  
P.5  
2P  
11.4



Bo

# 466

# BRIDGE ROAD TITLE

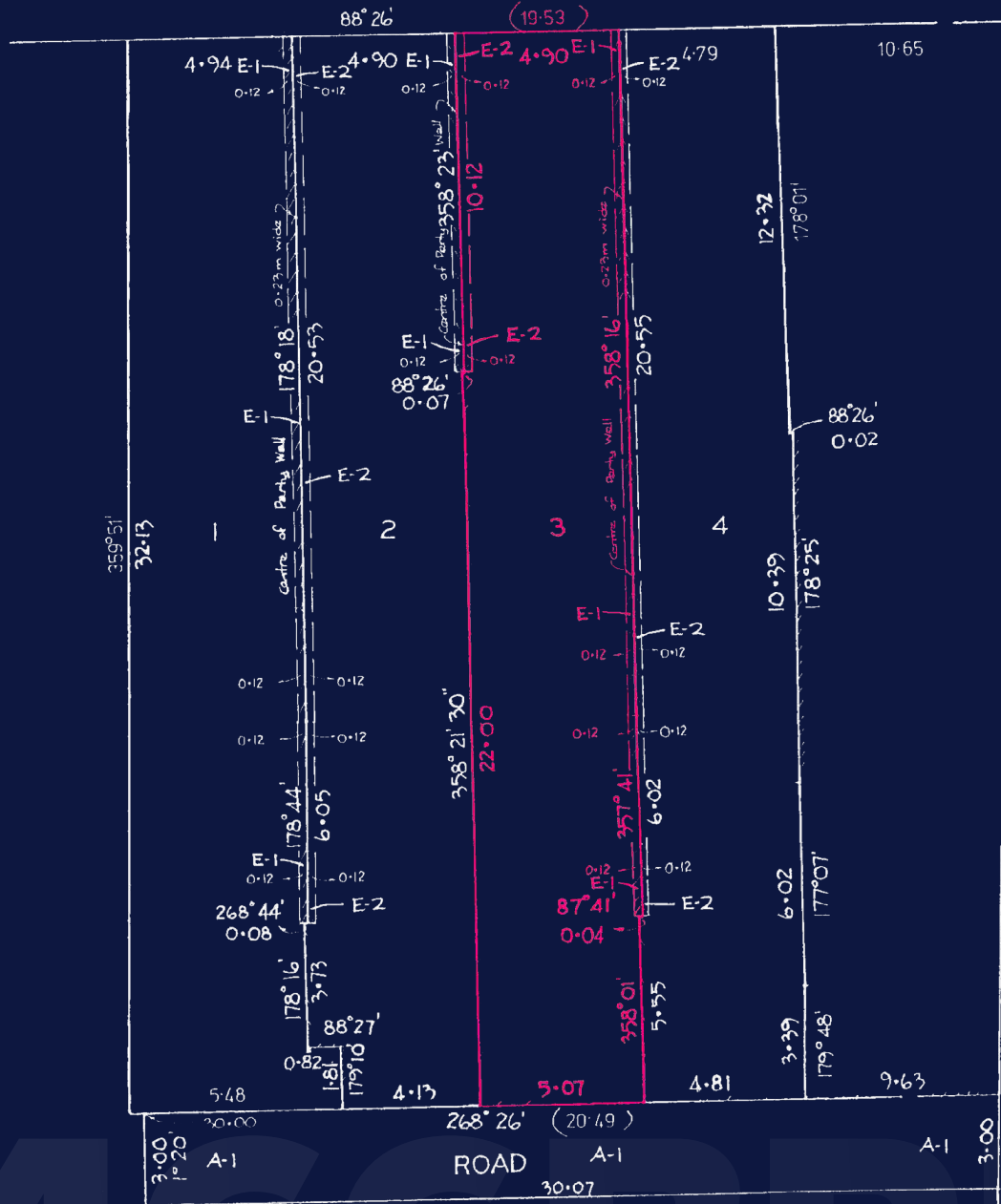
# SITE 160 m<sup>2</sup>





BRIDGE

ROAD



STREET

NEPTUNE

466 BRDG

GYOZA-GRILL

LADYBOY

dining + bar

SAKE & BAR

BLINQ  
BEAUTY

GELATO  
AND  
FROZEN  
YOGURT

045 WVA





# 466

## BRIDGE ROAD FLOOR PLAN

GROUND FLOOR

115 m<sup>2</sup>

FIRST FLOOR

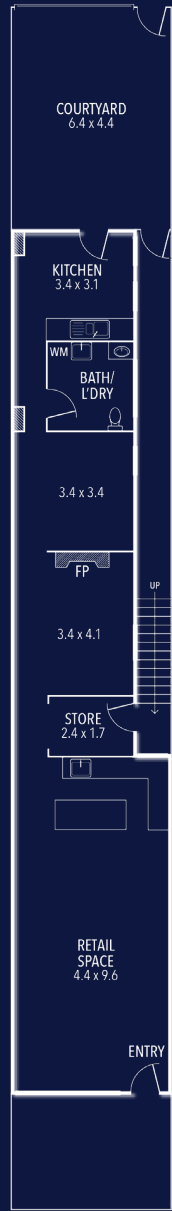
75 m<sup>2</sup>

**TOTAL**

190 m<sup>2</sup>



LAYOUT



**GROUND  
FLOOR**



**FIRST  
FLOOR**



**BRIDGE RD.**



**MISTER MINH**



**LADYBOY**

LITTLE FRENCHIE  
& CO



TOUCHWOOD



MS PEACHY



MINAMISHIMA



ANCHOVY





# FOUR SIX SIX BRIDGE ROAD

RICHMOND

**JACK TENEKETZIS**

**0 4 3 8 8 0 8 5 8 8**

**ALEX TENEKETZIS**

**0 4 0 1 5 5 5 7 7 0**

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