



THE SWAN STREET STUDIO



504 SWAN STREET



LOVATE

Friends
of
Mines



504 SWAN STREET RICHMOND

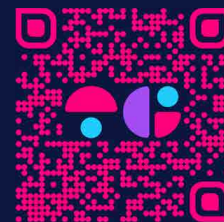
Offered for Sale by Negotiation

LAND	232m ²
BUILDING	260m ² inc.
MAIN BUILDING	164m ²
STUDY	26m ²
OUTDOOR PATIO	48m ²
VERANDAH	22m ²

METICULOUSLY STYLED AND
DESIGNED BY GREAT DANE



GREAT DANE



SCAN FOR
WEB LISTING



- PROPERTY
- SWAN ST LIFESTYLE STRIP



AAMI Park

RODLAVER ARENA
AT MELBOURNE PARK



HOLLIAVA
BAR

PINK
LETTER
BARS

RI

H
CHI
MAMA

EAZY PEAZY
KITCHEN

SISTER OF SOUL
BLACKSMITH
NEW QUARTER

CHURCH STREET

BARKLEY
GARDENS

greentreat

Piccolina

coles

klae

MESSINA

LORD OF FRIES

Attria

COPPIN STREET

300 GRAMS

HUGO'S

FARGO PT

SUPERNEESE

Spice BAR

Spina

MY OH MY

Hunky Dory

THE UGLY DUCKLING

Noir

RICHMOND OYSTERS

bahari

Fonda

COFFEE

CŌCHIN

Mother's

BURNLEY STREET

SALONA

WAYGOOD

FLY

LAMBORGHINI

Alfa Romeo

McLaren

MASSATI

Audi

Ferrari

ASTON MARTIN

GAGGENAU

Jethro CANTEN

DP

Winning appliances

Friends of Mine

green leaves EARLY LEARNING

URBAN EDGE

URBAN EDGE

SWAN STREET

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.





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.



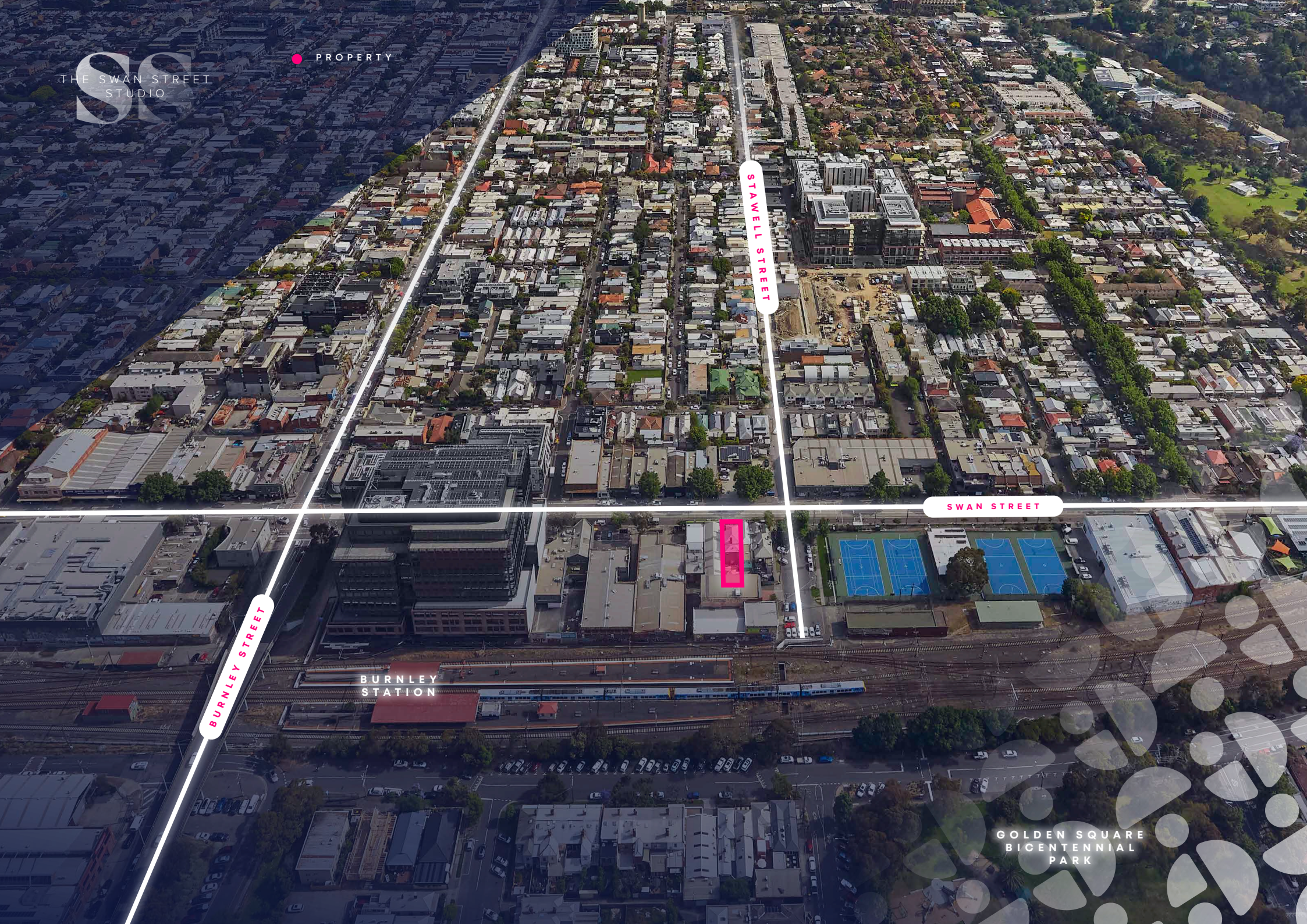
BURNLEY STREET

STAWELL STREET

SWAN STREET

BURNLEY
STATION

GOLDEN SQUARE
BICENTENNIAL
PARK







SWAN ST.



GELATO MESSINA



GRILL'D

FONDA



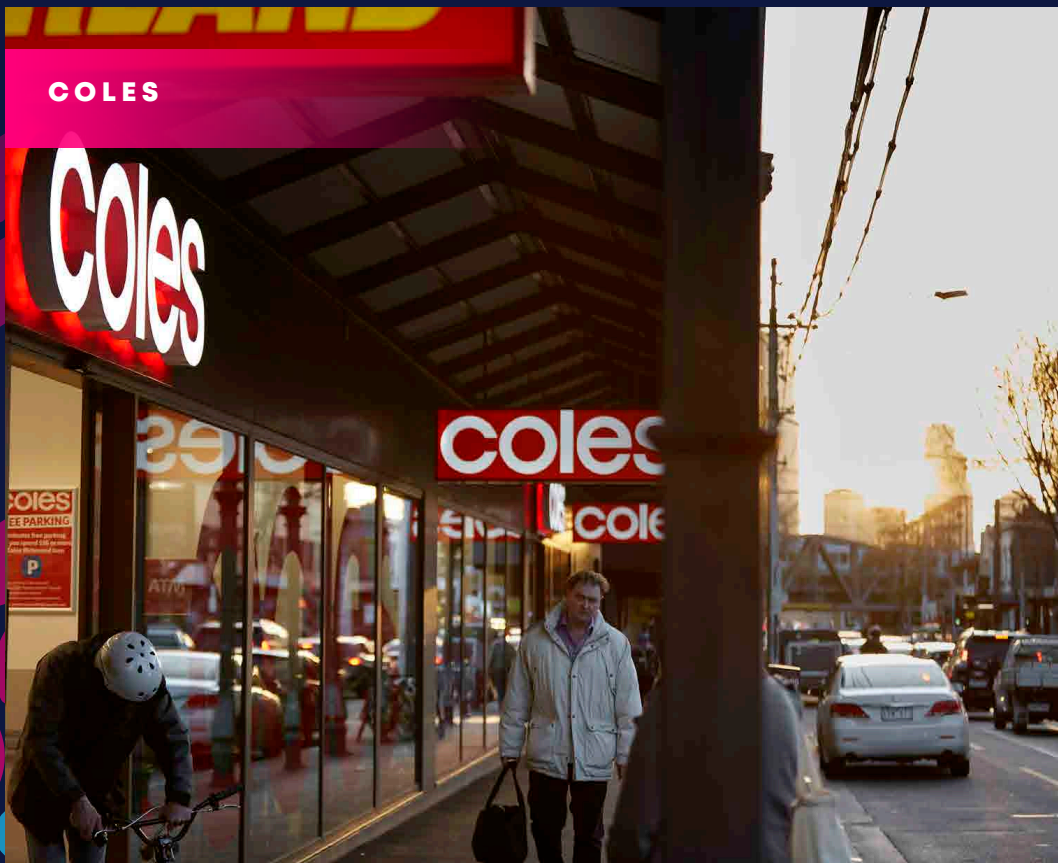
HUNKY DORY



LORD OF THE FRIES



COLES



PICCOLINA GELATERIA





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.



EAT

- I Love Pho
- Pacific Seafood BBQ House
- Bahari
- Feast of Merit
- 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





ORIGINAL OPULENCE

The quality of Swan Street is unapologetically prolific.

You'll find hospitality venues that read like a who's who of the best Melbourne has to offer. Next to these, a litany of luxury brand synonymous with nothing but excellence. In between, a series of mixed use and office developments of the highest caliber and a forthcoming, brand new short stay accommodation building.

What we are offering today is a building not only that matches this grandeur, but exceeds it – with a unique, one of a kind appearance that makes an impact and elevates your profile.

Personally designed by Director Anton Assaad of one of Melbourne's leading furniture icons Great Dane, 504 Swan Street should only be described as artform. This fully renovated, Victoria Period building leaves no stone unturned, every feature and element was meticulously considered, with a methodical attention to detail.

This is a unique space, featuring.

- Inspiring Façade
- Expansive Natural Light
- Inviting High Ceilings
- Bespoke Styling & Fitout
- Original Timber Staircase
- Tasmanian Timber Oak Floorboards
- Starlit Patio
- Secluded Studio/Home Office

Words don't do this building justice... This is a building that needs to be inspected, to be appreciated... Only then will the phrase “Designed & built by an owner occupier, for an owner occupier” be given definition.

An opportunity like this rarely comes to mind. Do yourself a favour, come and inspect... This is Swan Street's Original Opulence!

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

CHURCH ST.



TOP PADDOCK



KONG BBQ



ROYAL SAXON



300 GRAMS



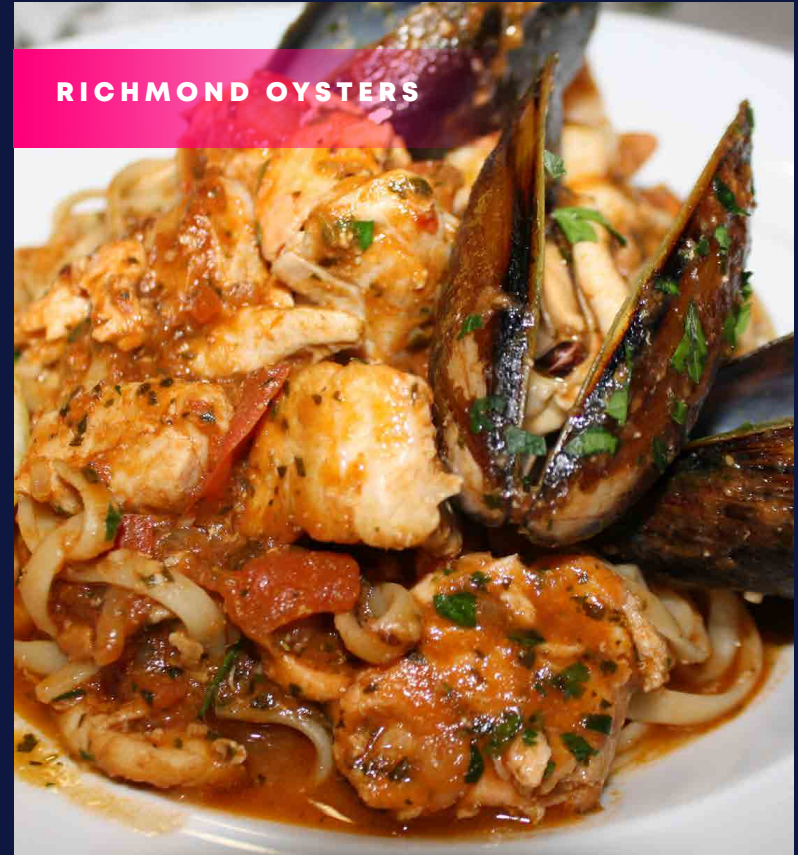
SPUDBAR



CHIN CHIN



RICHMOND OYSTERS



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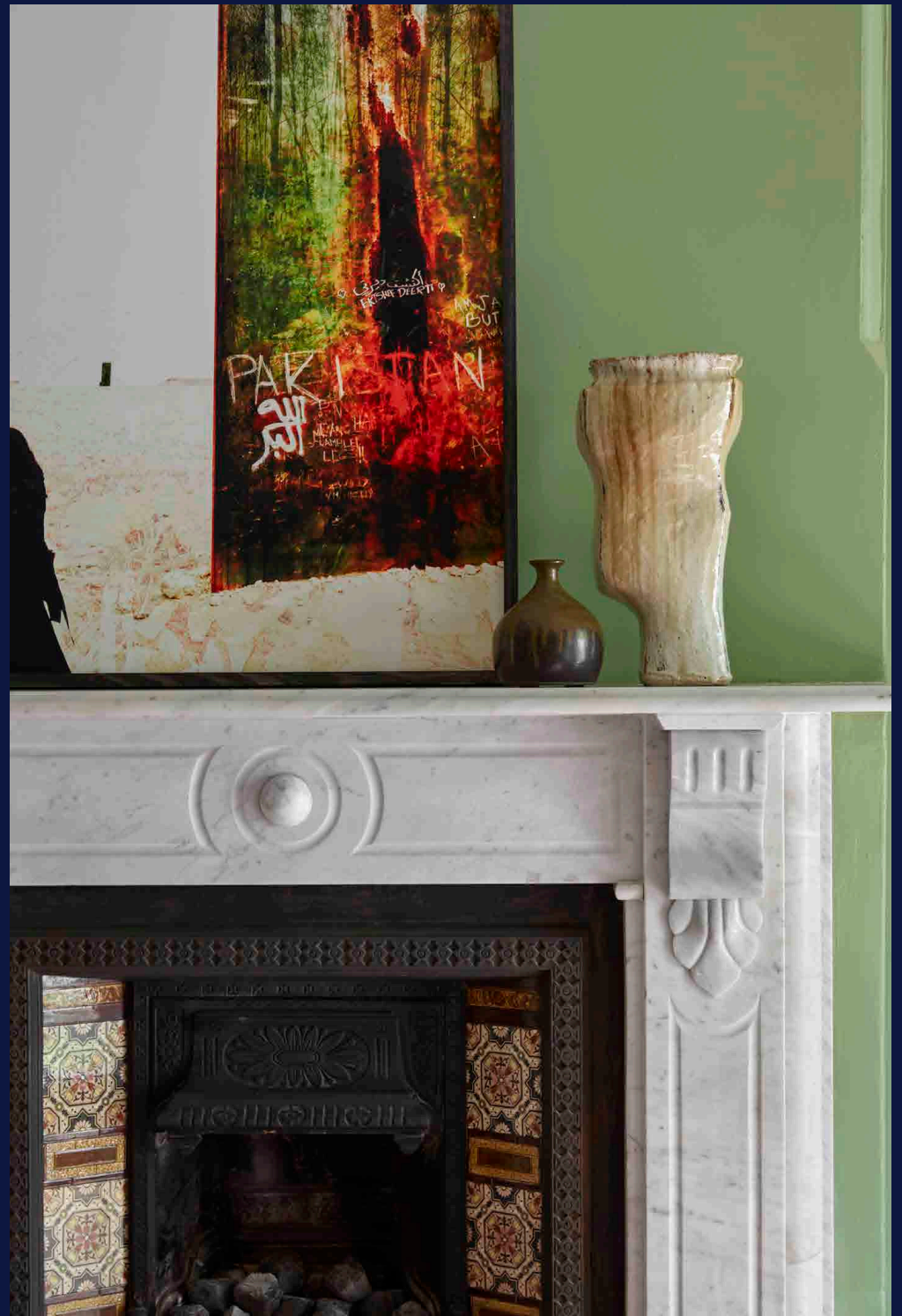
SWAN STREET FURNITURE

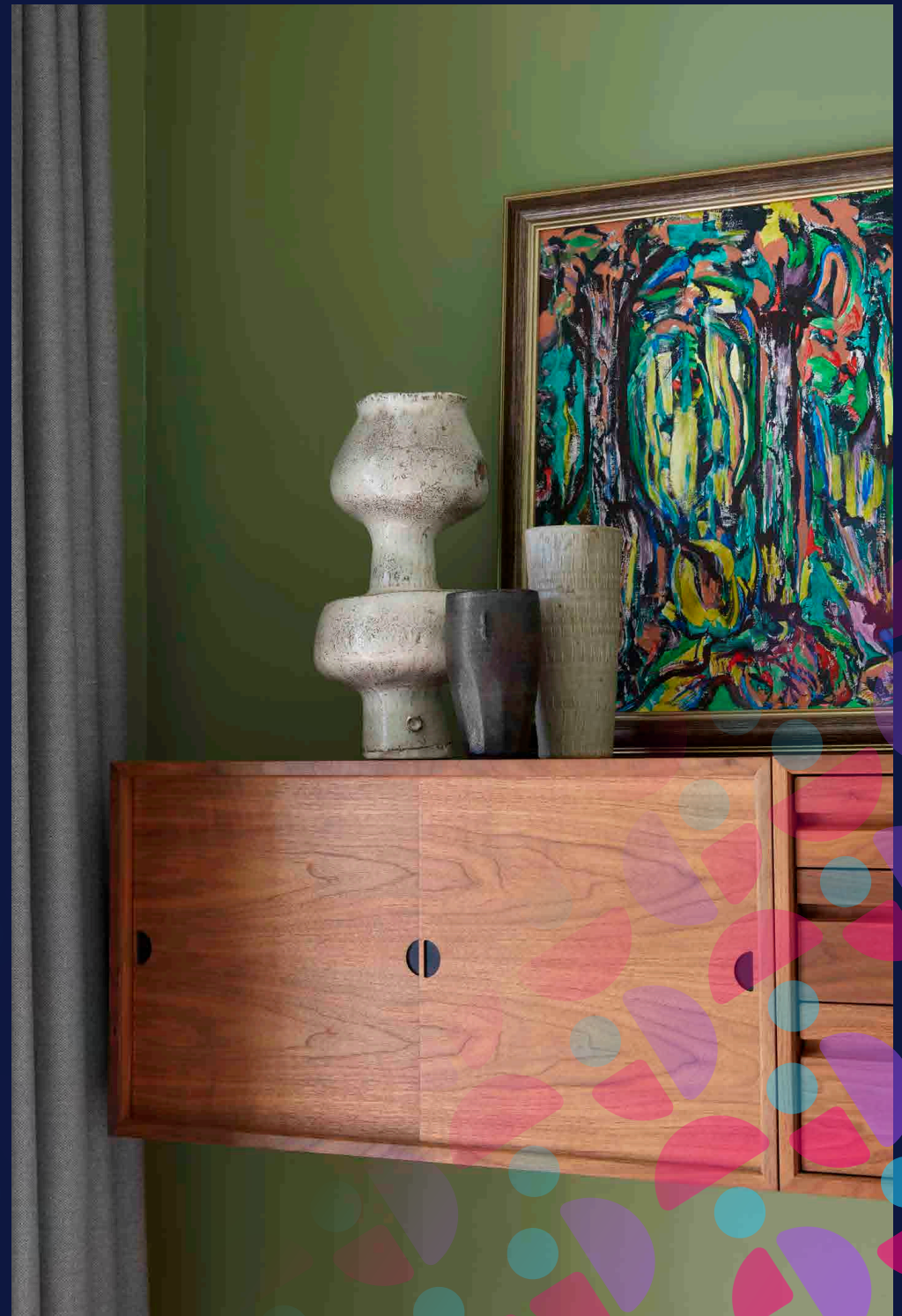
FRONT ROOM

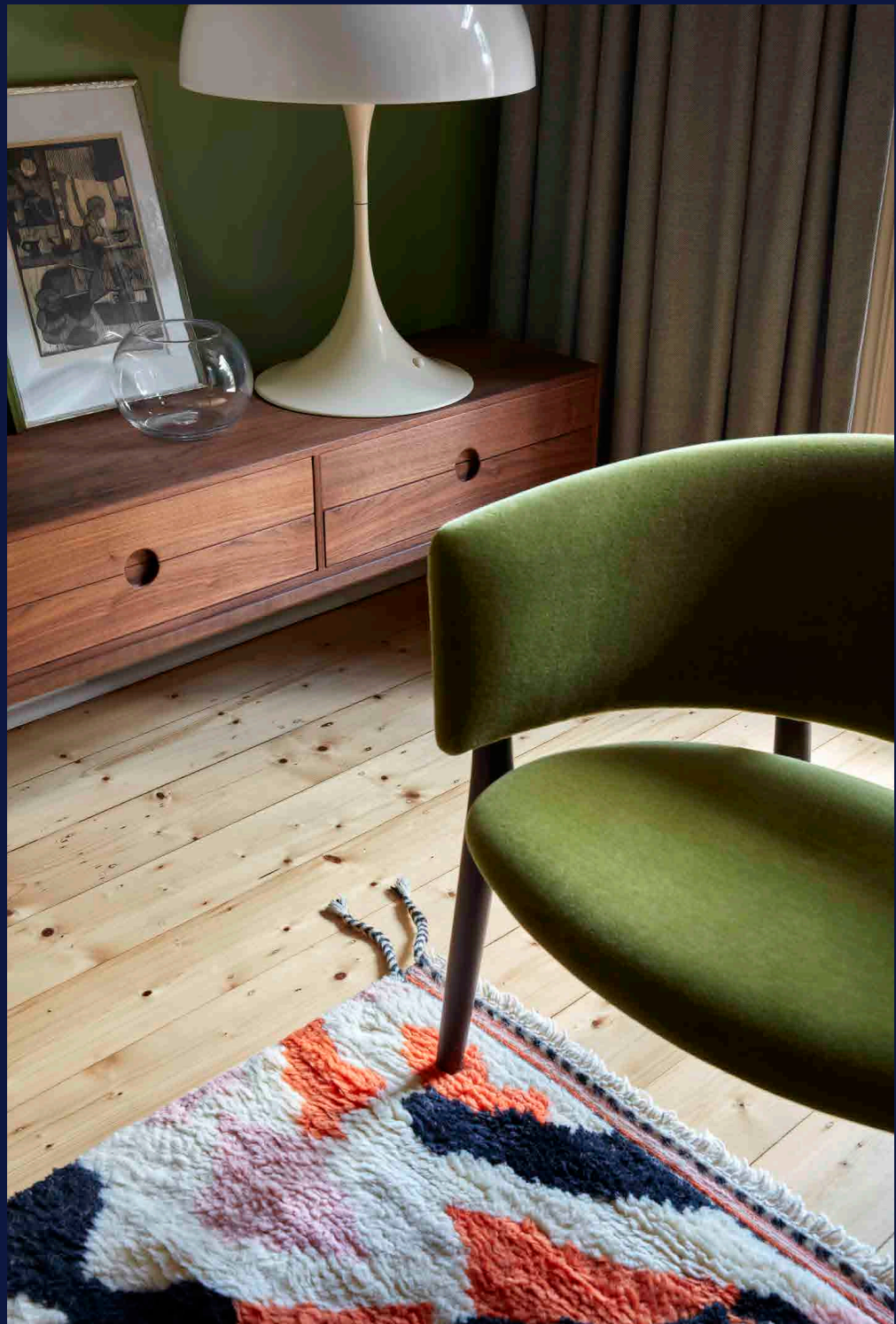
Klassik Sofa by Great Dane	1
ND82 Sofa by Nanna Ditzel	2
ND83 Chair by Nanna Ditzel	2
ND83 Chair by Nanna Ditzel	1
ND104 Table by Nanna Ditzel	1
Rose Wood Vintage Coffee Table	1
Cushion by Great Dane	2
Vintage Panthella Light	1
Entre 1D by Getama	1
Lina Vase by Thomas Sandell	1
Multi Coloured Rug	1
Bulldog Ceramic	1
Sliding Door Cabinet by Poul Cadovius	1
Three Door Cabinet by Poul Cadovius	1
Cane Basket	1
Mushroom floor light by Matti Klenell	1
Miira Outdoor Wall Lamp by Sofie Refer	1

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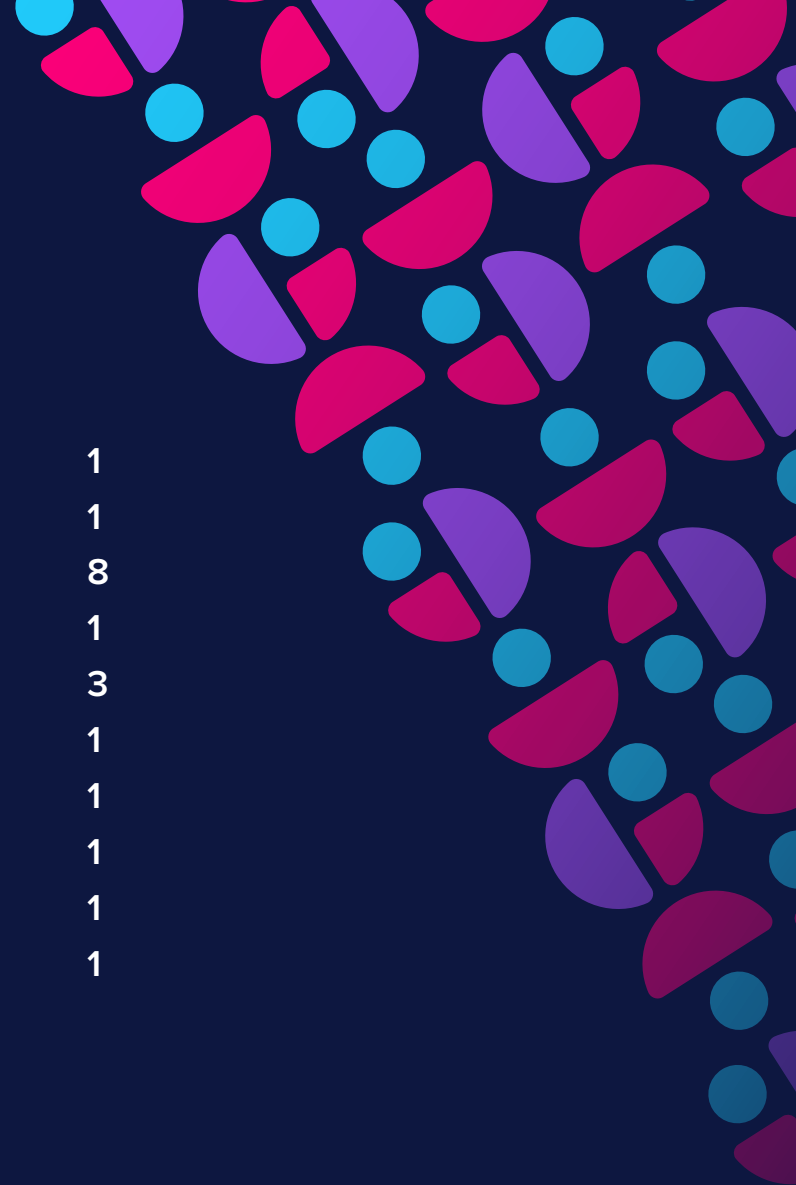
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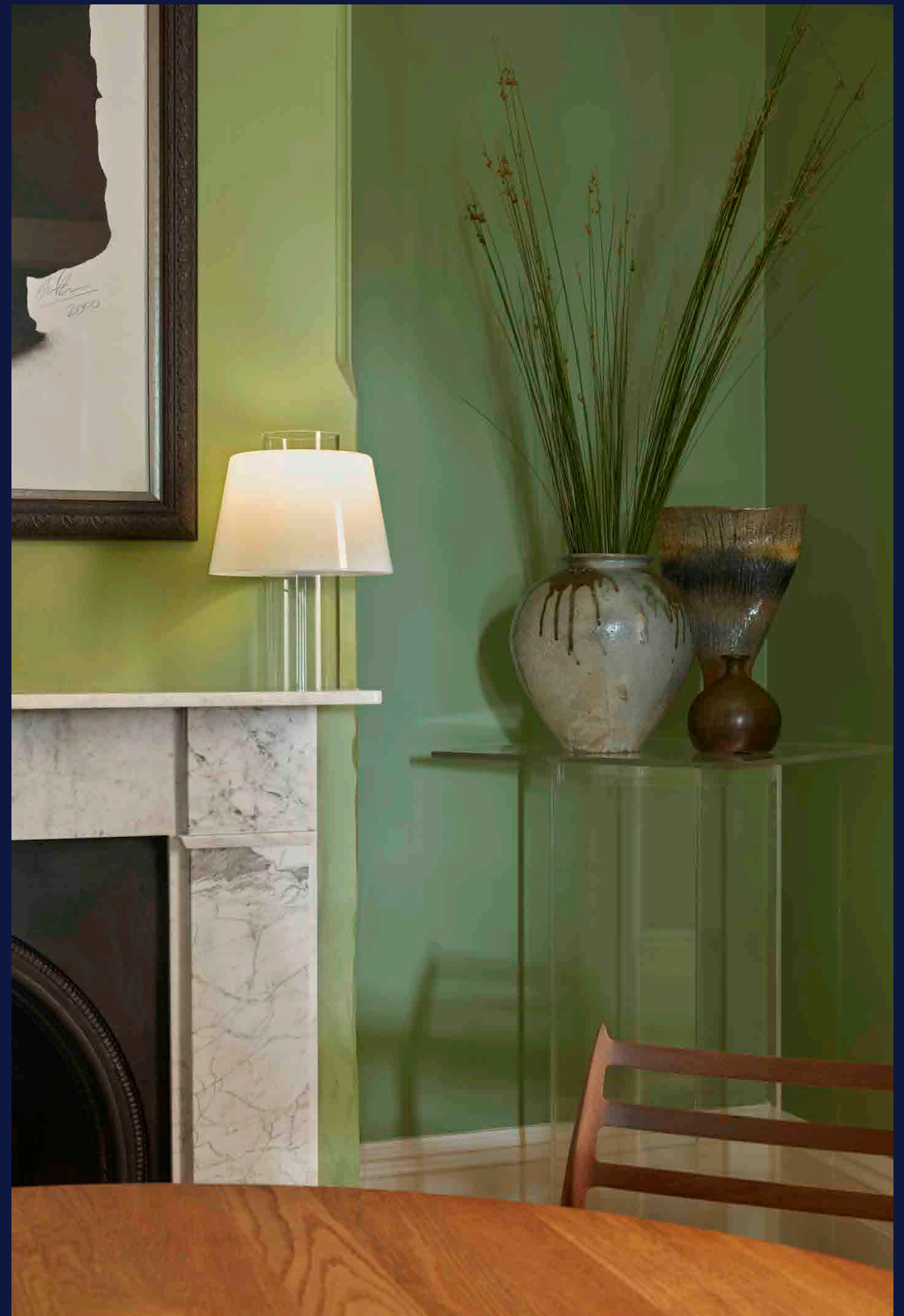
SWAN STREET FURNITURE

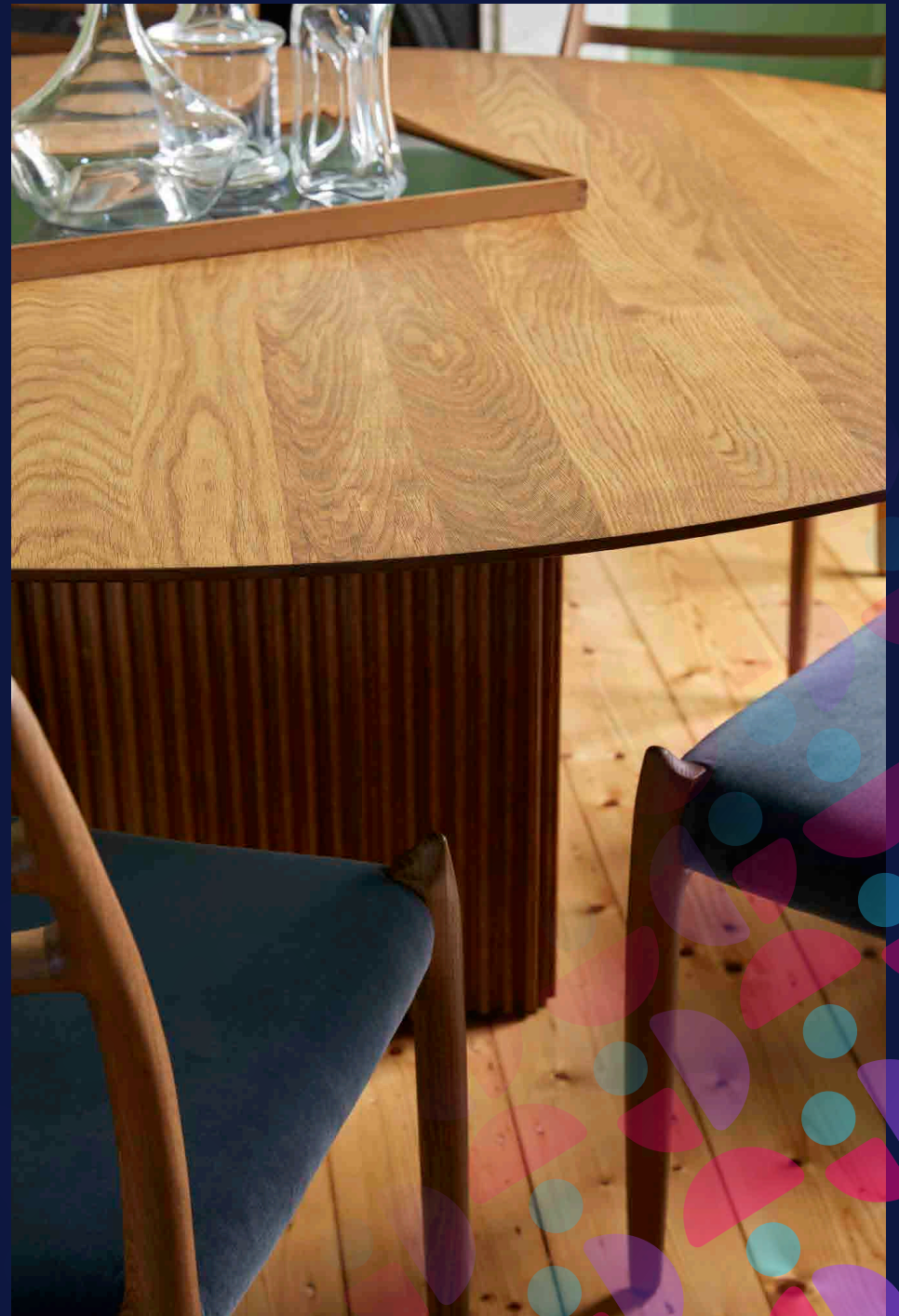
DINING ROOM

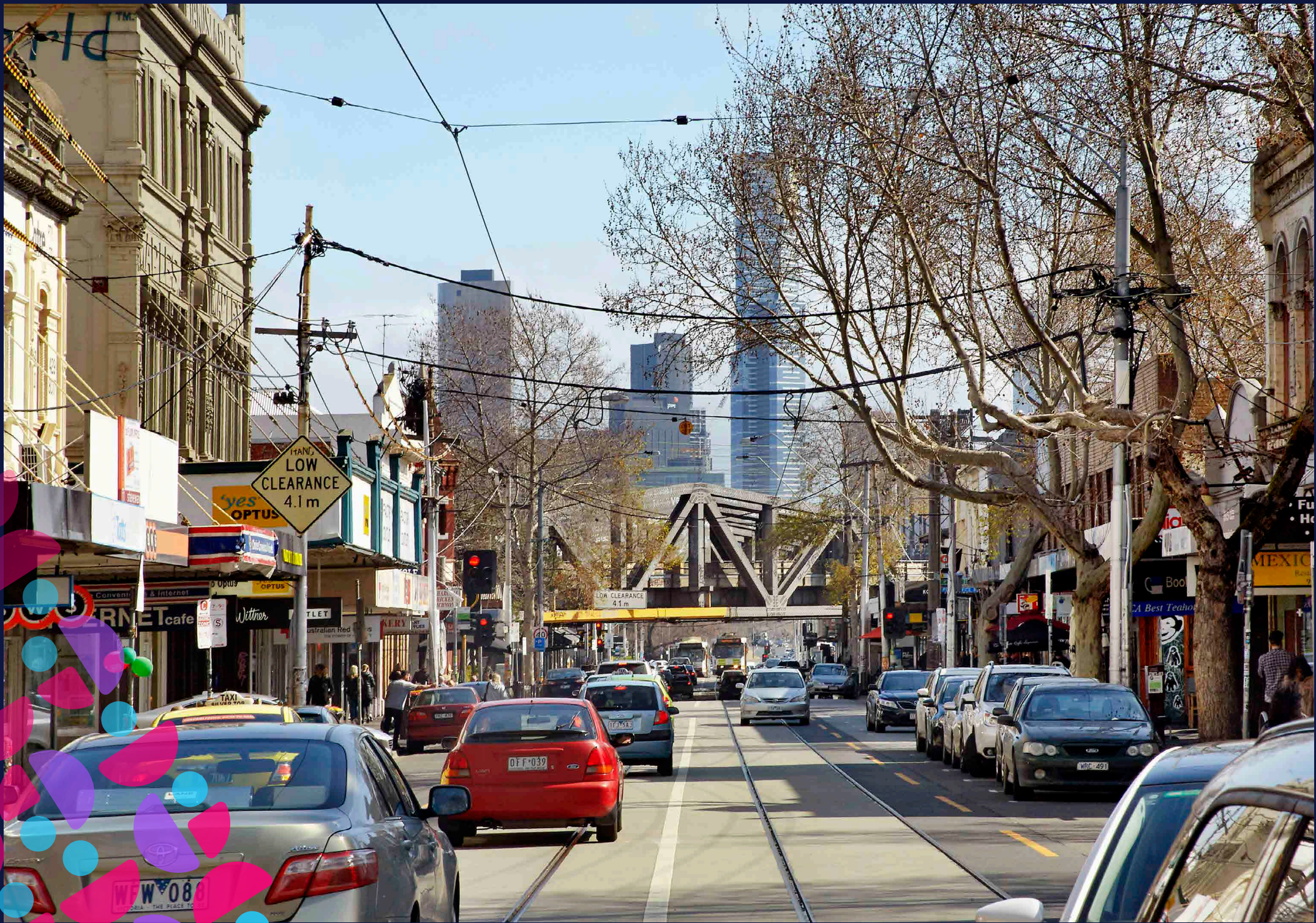
Vintage Rosewood Bar	1
Visir Table Lamp by Pierre Sindre	1
Moller 78 Chair by Niels Møller	8
Ten Table Round by Christian Troels	1
Stemless Glass on Dining Table	3
Rosendahl Klukflaske	1
Perfection Carafe by Tom Nybroe	1
No.5 Carafe by Per Lütken	1
Modern Art Table Bamp by Yki Nummi	1
Perspex Plith	1

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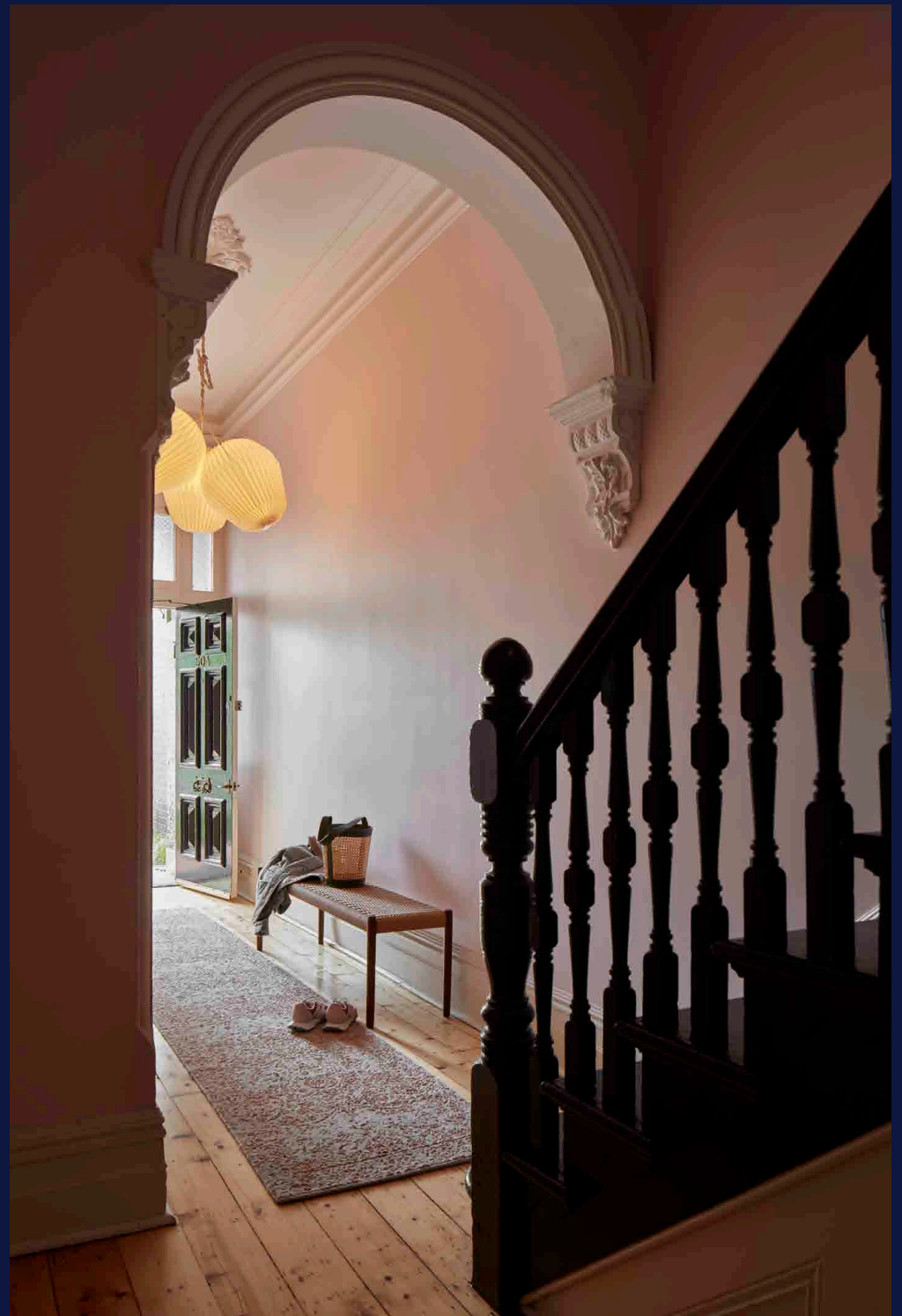
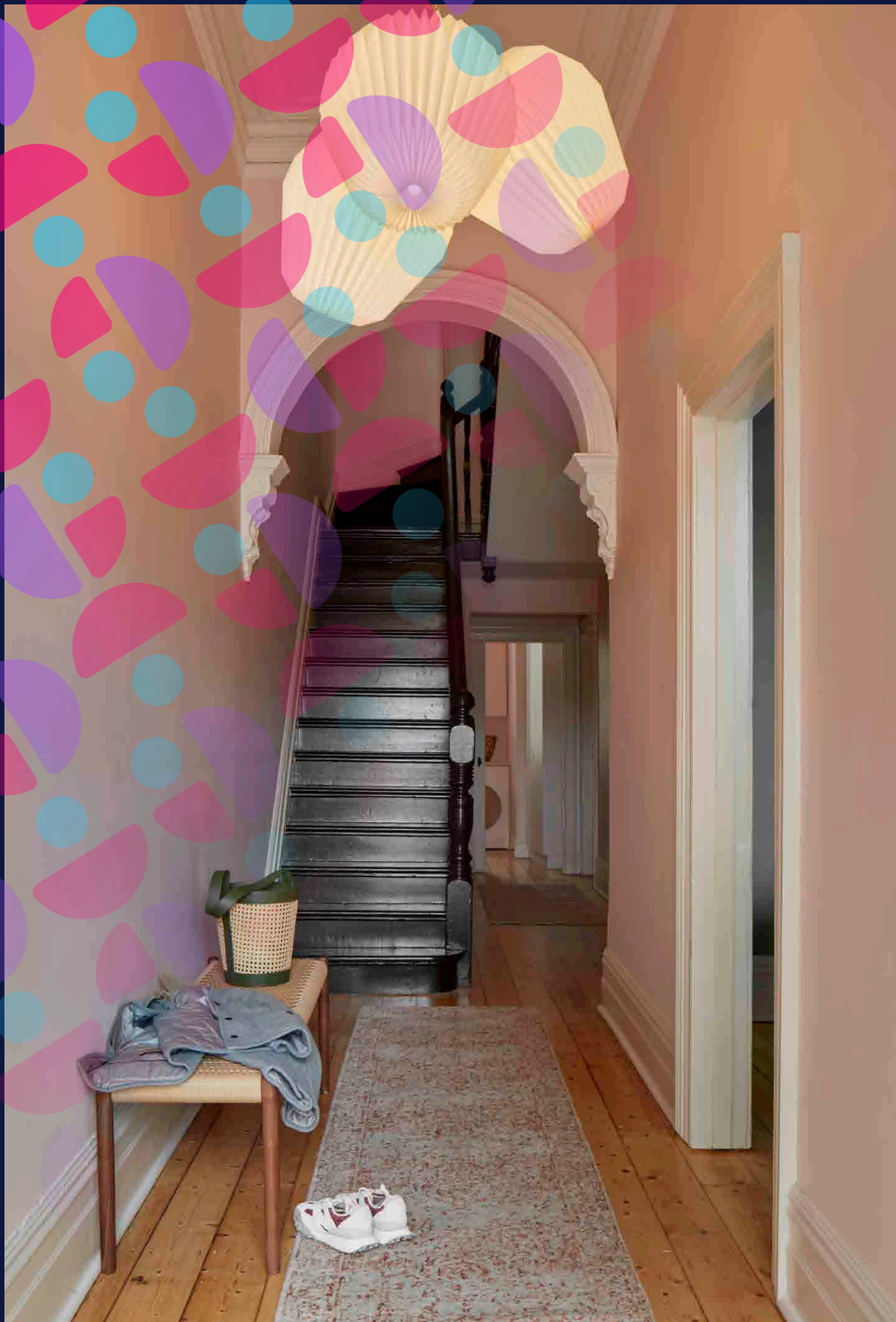
SWAN STREET FURNITURE

KITCHEN, CORRIDOR, HALLWAY & STUDY NOOK

Holmgaard Cocktail Glasses	6
Vipp Bin	1
Holmgaard Bowl by Maria Berntsen	1
Armadillo Rug	1
Dornstab floor light by J.T. Kalmar & A. Pöll	1
Vilda bench by Jonas Bohlin	1
The Bouquet 3 by Sinja Svarrer Damkjær	1
Long Hallway Runner	1
Short Hallway Runner	1
Liila 1 wall/ceiling lamp by Sofie Refer	1
Mondial easy chair by Nanna Ditzel	1
String® System Chest of Drawers	1

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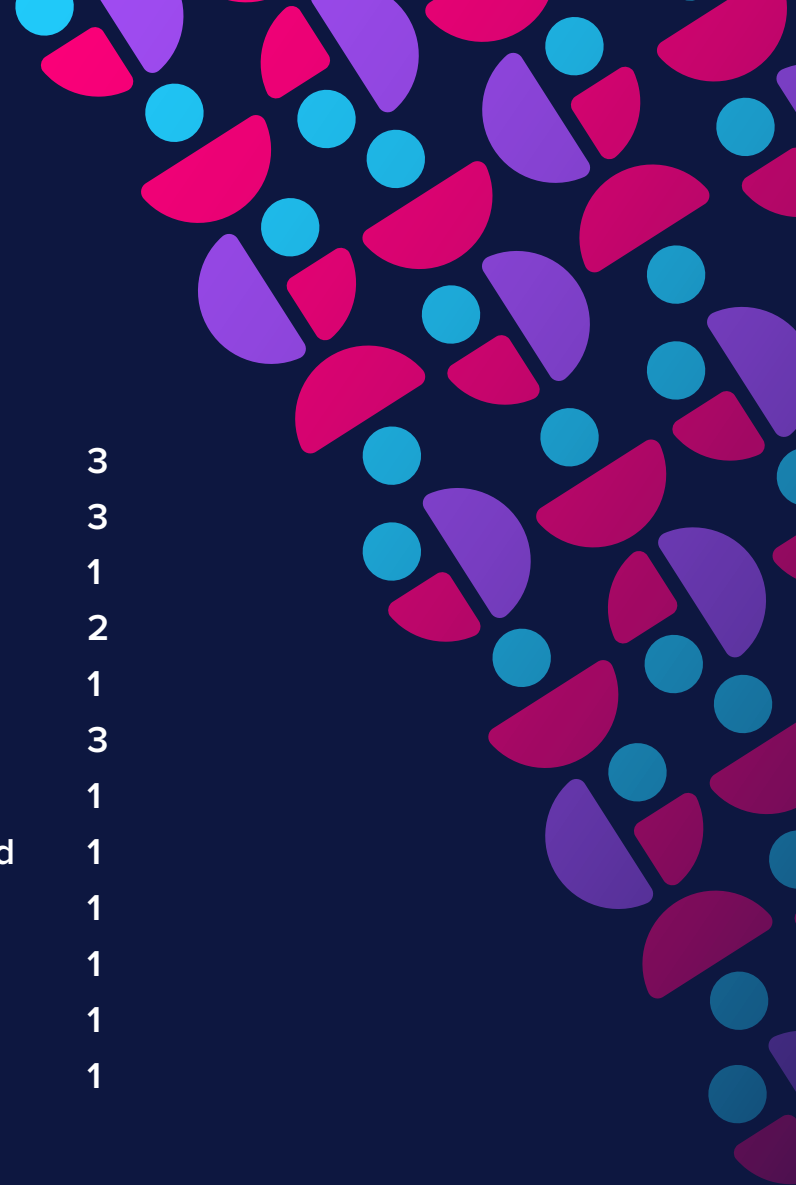
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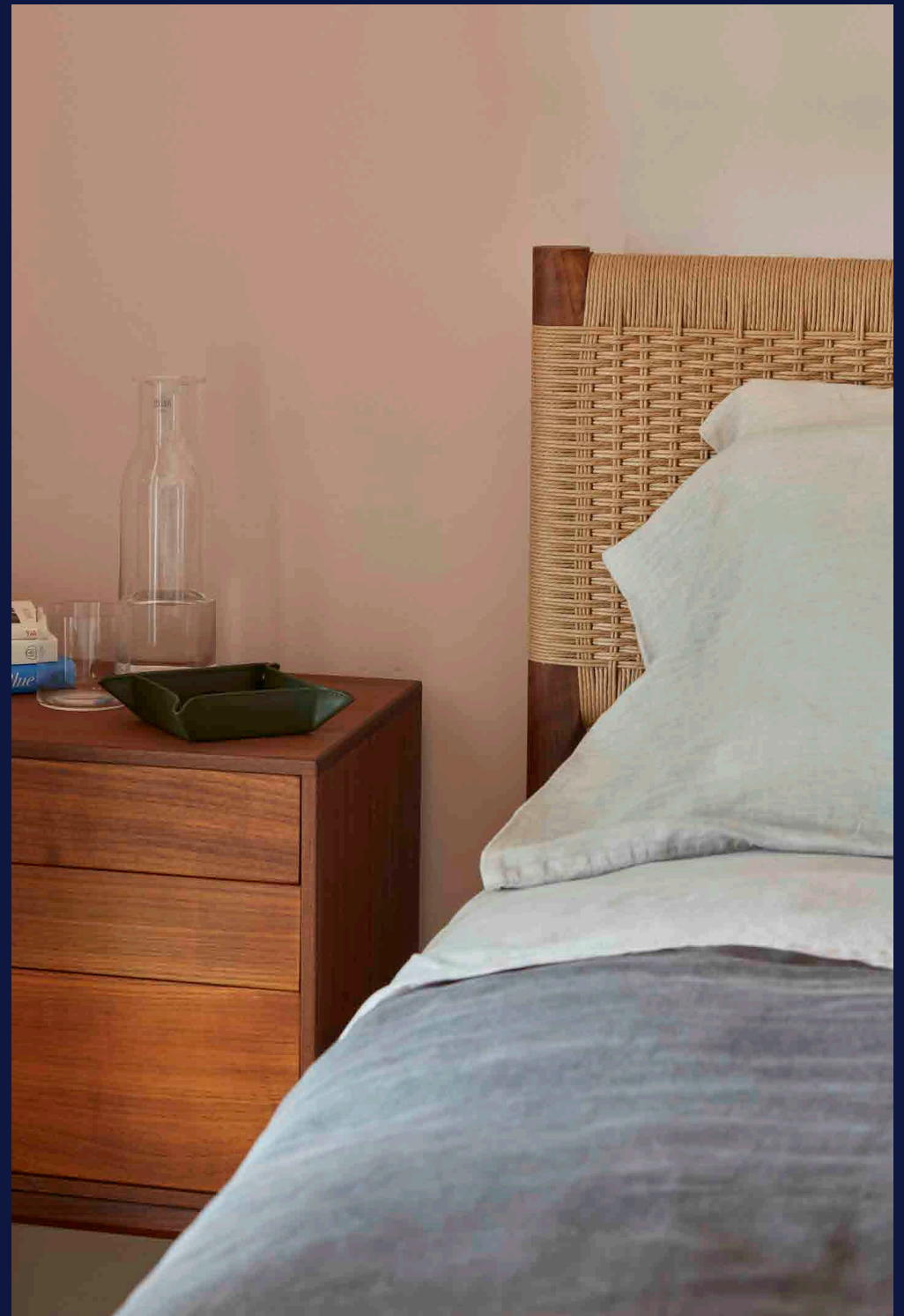
SWAN STREET FURNITURE

FRONT BEDROOM

String® System Cabinet with Flip Door	3
String® System Shelves	3
String® System Work desk	1
String® System Metal Shoe Shelf	2
String® System Metal shelf	1
String® System Floor panel	3
Kai 42 Chair by Kai Kristiansen	1
Arc 388 Nordic Table Light by N.Neergaard	1
VP Globe Large Red Accents	1
Round Dolphin Rug	1
Cushion by Great Dane	1
Cane Basket	1

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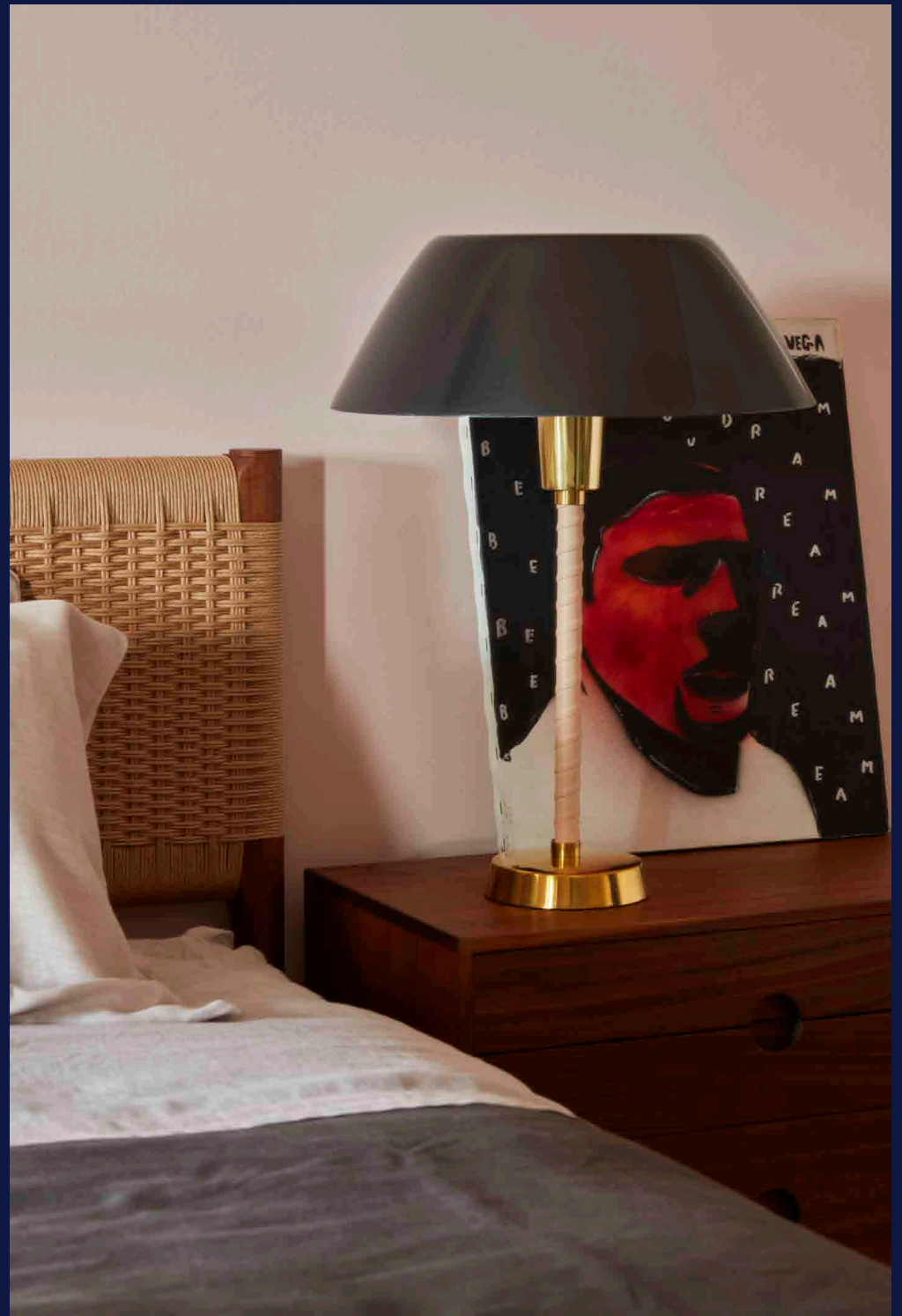
SWAN STREET FURNITURE

FRONT BEDROOM CONT.

Møller Bench by N.O. Møller	1
Klassik Bed by Great Dane	1
Entre Walnut Bedsides	2
Senator Table Light by Lisa Johansson-Papeand	1
Green ceramic	1
Crosses Vase by Bodil Kjær	1
Vintage Walnut Chair	1
Entre Tallboy Walnut	1
Plissé White Edition Table Light by Folkform	1
Palmgrens Tray	1
No.5 Carafe by Per Lütken	1
No.5 Long Drinks Glass by Per Lütken	1

504SWAN







BURNLEY STREET

BURNLEY
STATION

STAWELL STREET

SWAN STREET



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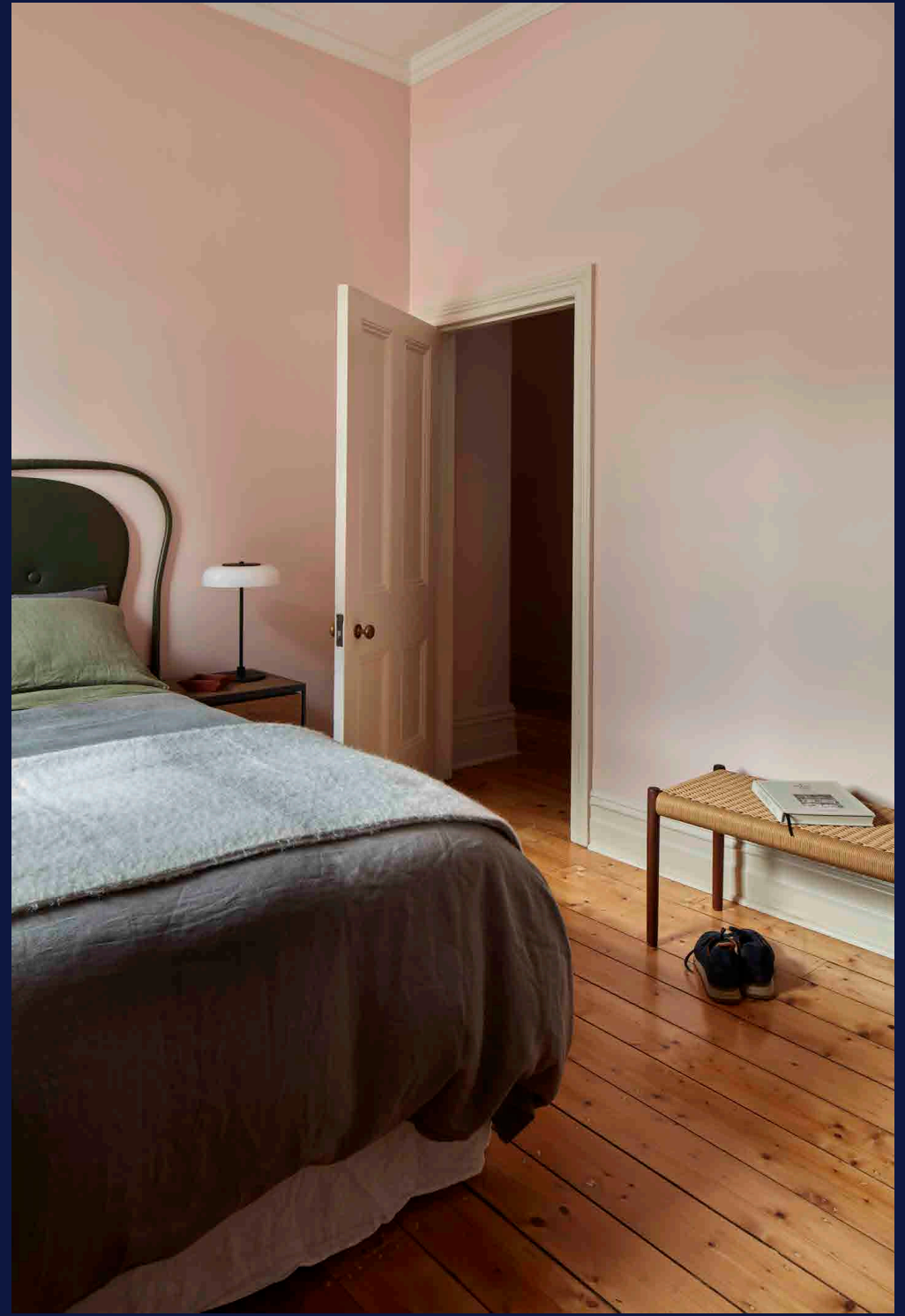
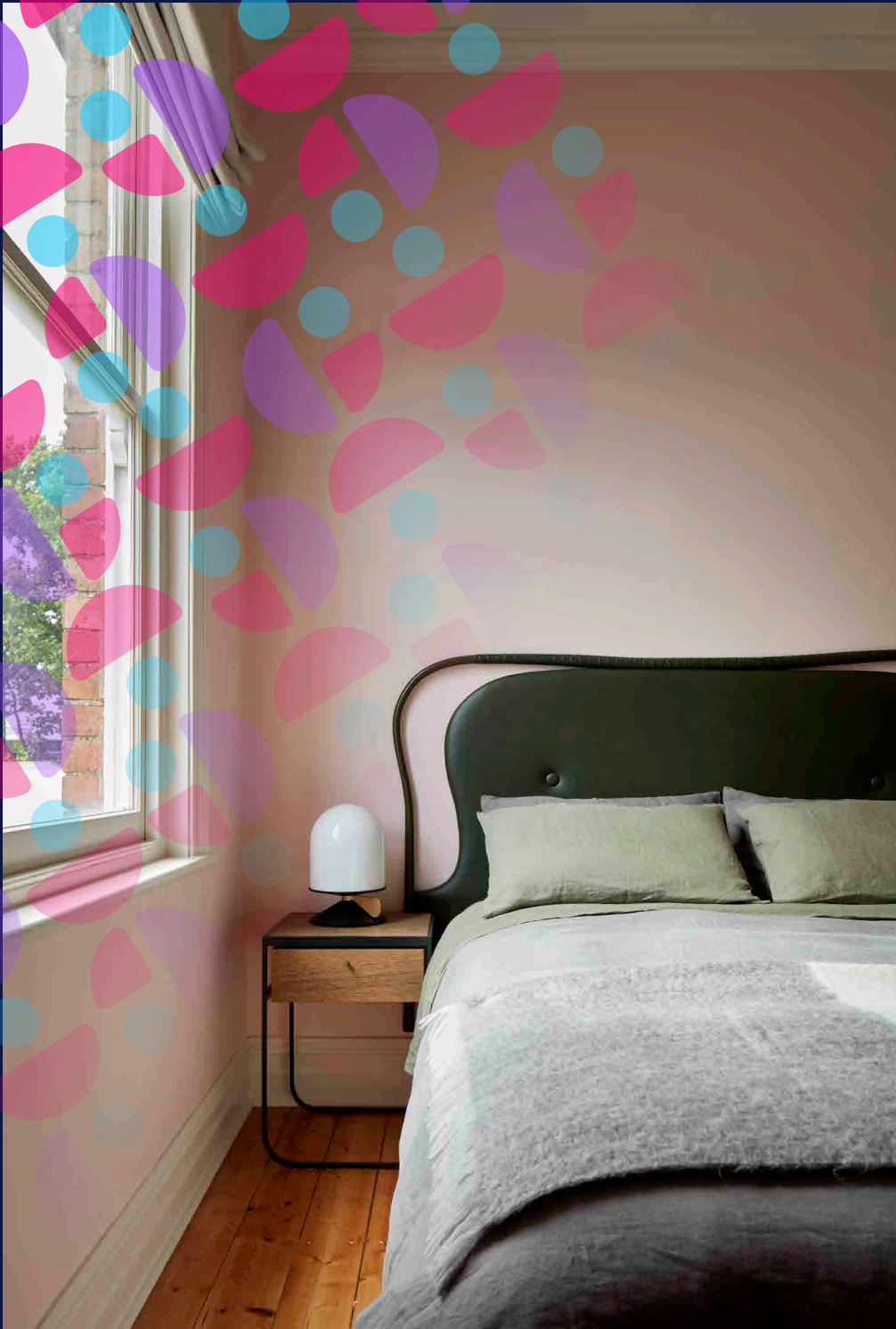
SWAN STREET FURNITURE

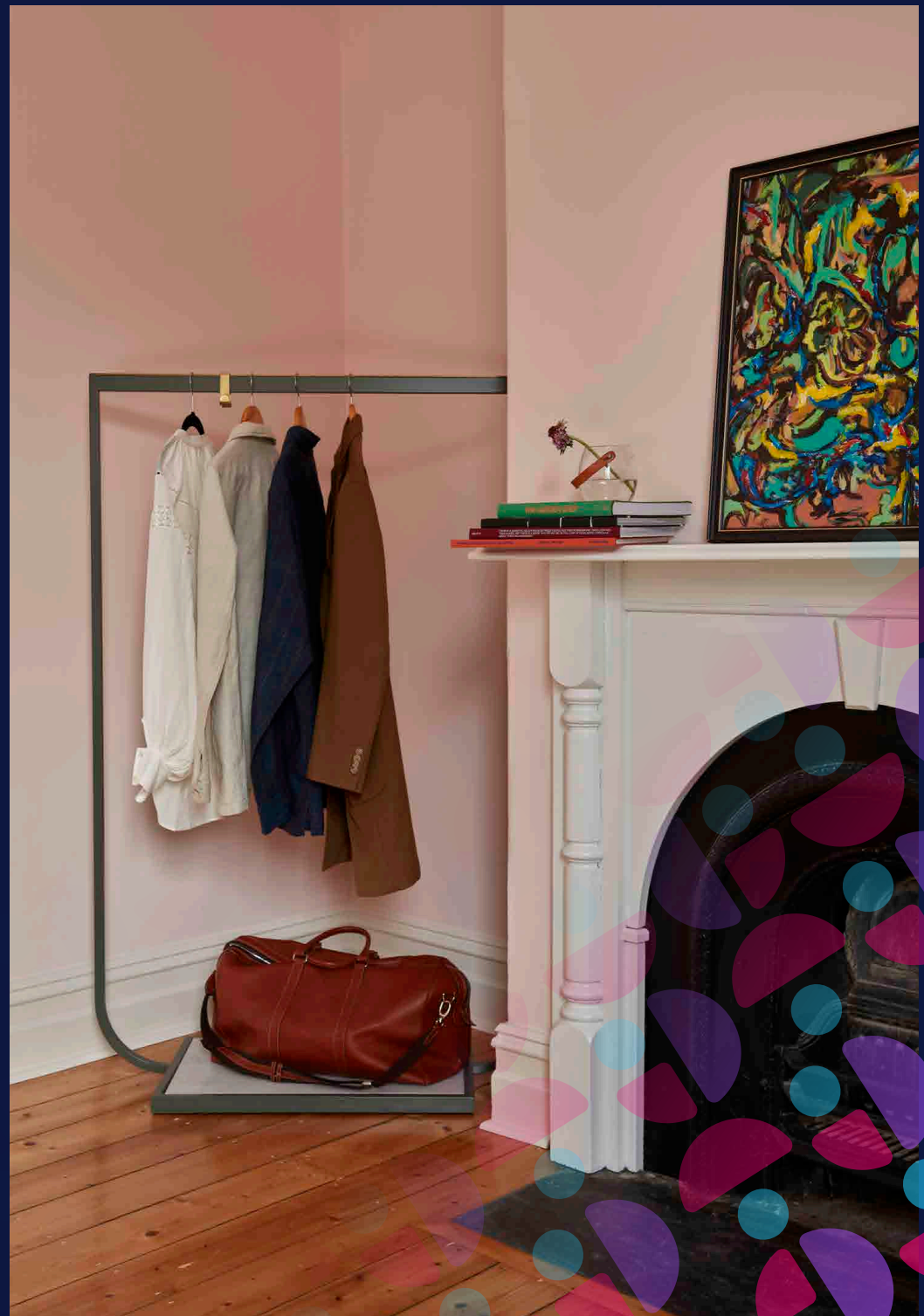
MIDDLE BEDROOM

Green Clara Bedhead	1
Asplund Nati Tati Bedsides	2
Vinge table lamp	1
Blossi table	1
Palmgrens Embossed Tray	1
Møller bench by N.O. Møller	1
Tati Coat Rack by Broberg & Ridderstråle	1
Holmgaarde Glass Jar	1
Cushion by Great Dane	1
Vintage Chair	1

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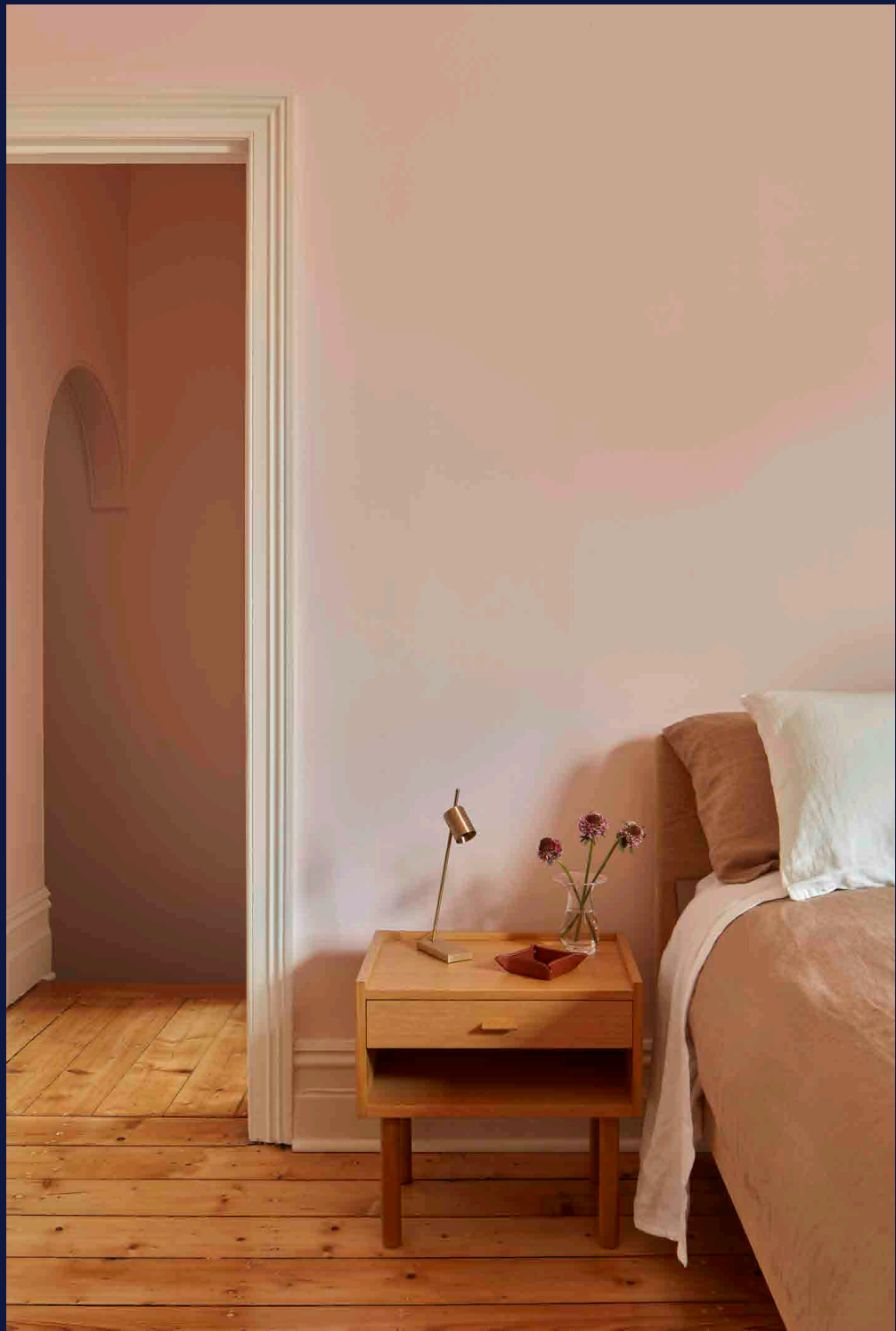
SWAN STREET FURNITURE

REAR BEDROOM

Cane Basket	1
Petit Palais Side Table by Anya Sebton	1
Aude-Table Lamp by Bruno Van Meene	1
Holmgaard Glass Vase	1
Palmgrens Leather Tray	1
Great Dane Bed by Great Dane	1
Lean Floor Light by Jenny Bäck	1
Reindeer Hide from Finland	1
Heritage Work Table 65 by Labofa	1
Vintage Arm Chair	1
Vintage Chair	1

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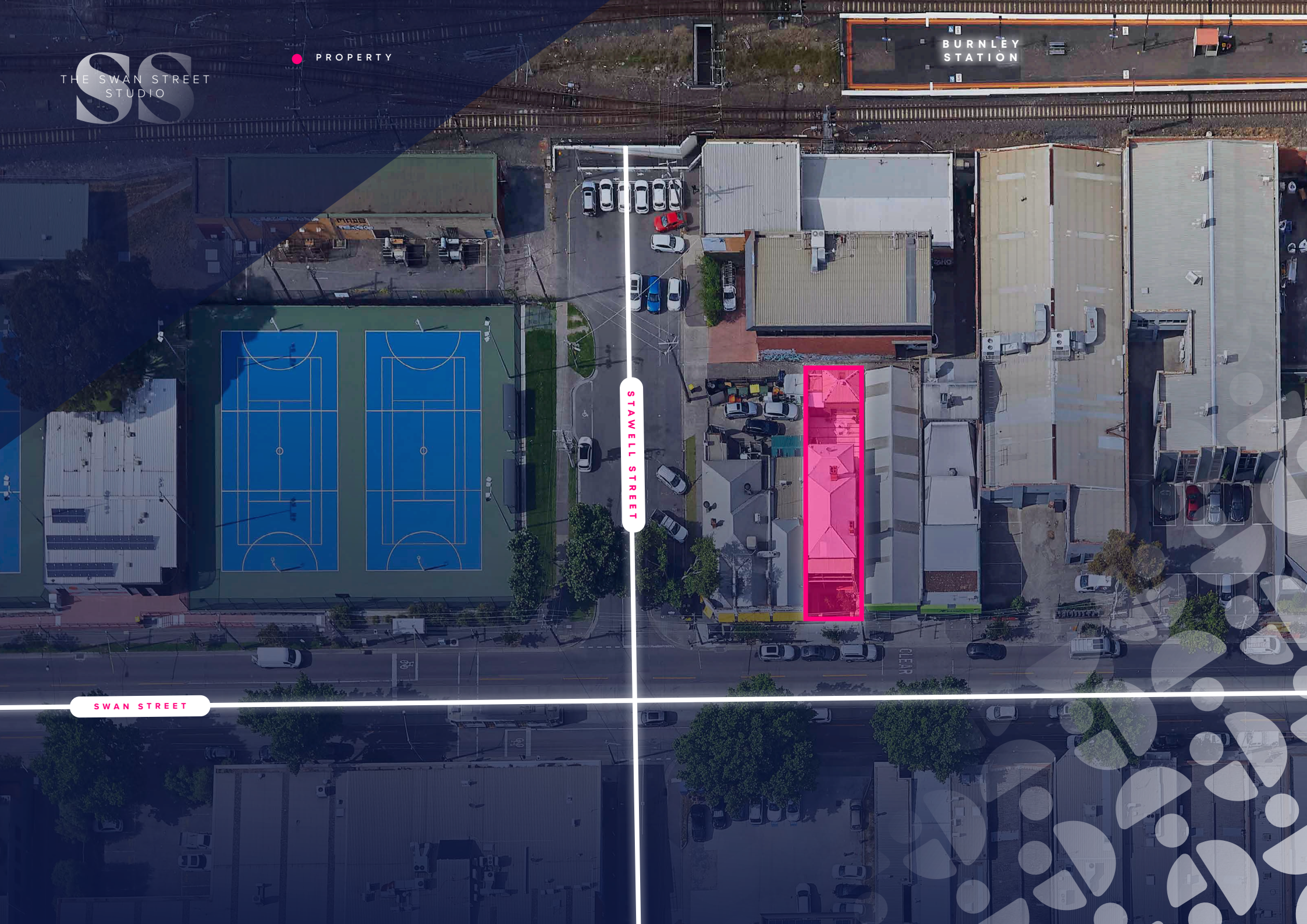




BURNLEY
STATION

STAWELL STREET

SWAN STREET





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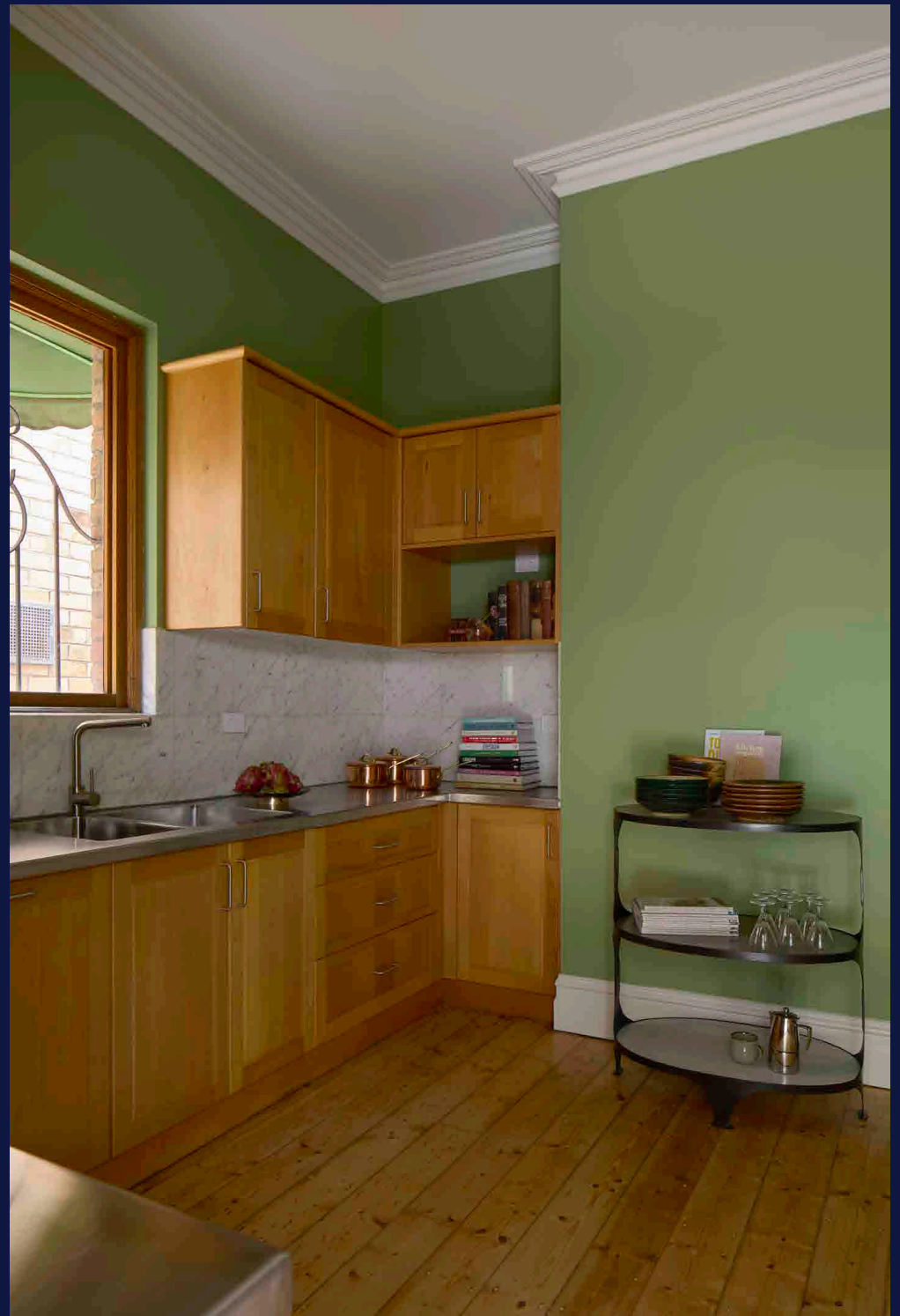
SWAN STREET FURNITURE

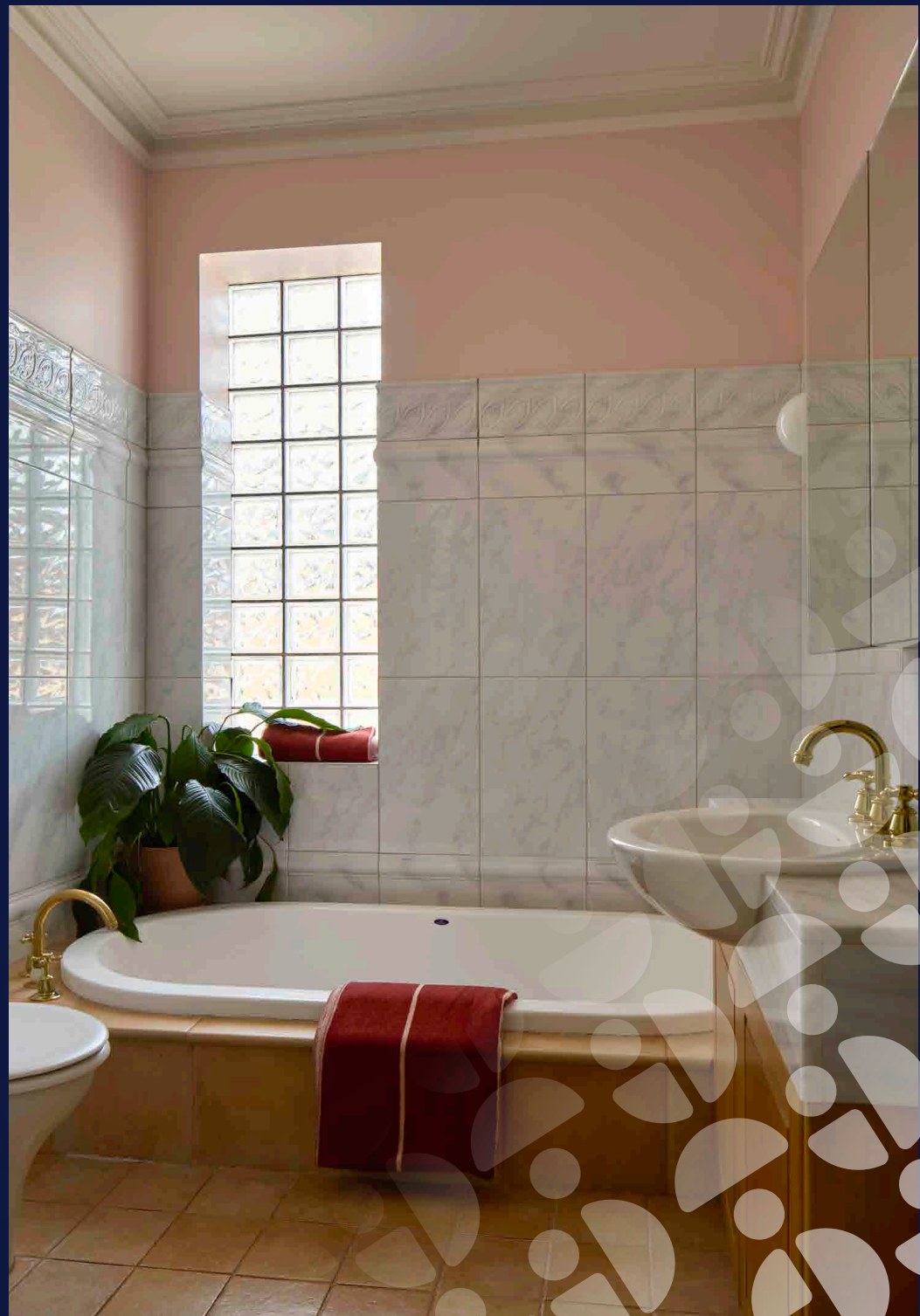
STUDIO

Mallow Lounge Chair by Note Design Studio	1
Belle Coat Rack 120 by Broberg & Ridderstråle	1
2Thirty 2 Lamp by Bruno Van Meenen	1
Ana Table	1
Vilda 3 Chair by Jonas Bohlin	1
Belle Shoe Plate 120 by Broberg & Ridderstråle	1
Arc 388 Nordic Table Light by N.Neergaard	1
Heritage Console 99.3 by Norm Architects	1
Armadillo Rug	1
Hunting Chair by Børge Mogensen	1
Meditation Mat by Great Dane	1
Museum™ Side Table by TAF Studio	1
Ilse Sofa by Ilse Crawford	1
Linen Ball Pendant	1
Blossi 1 Pendant by Sofie Refer	1

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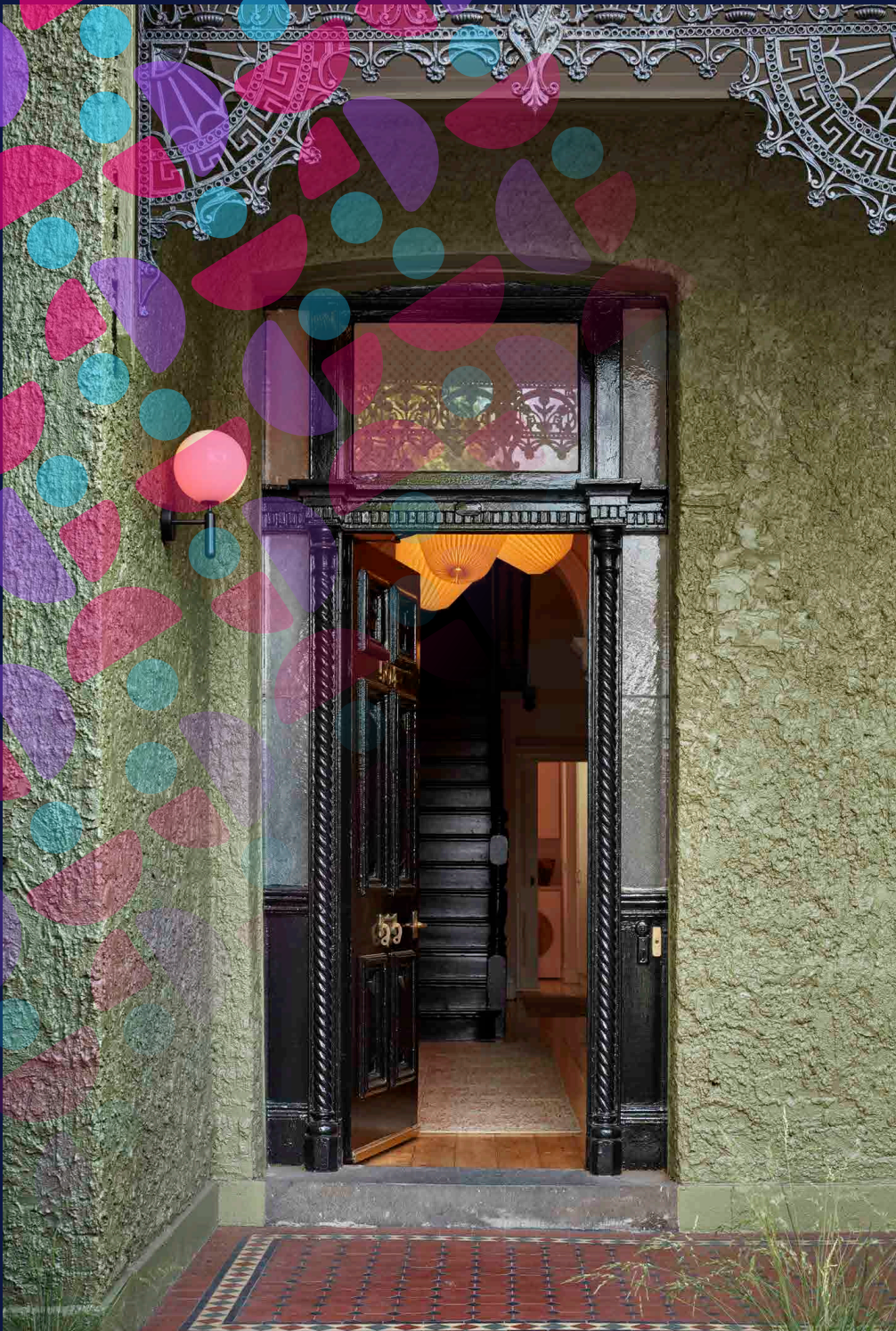
SWAN STREET
LEASE

TENANT

None

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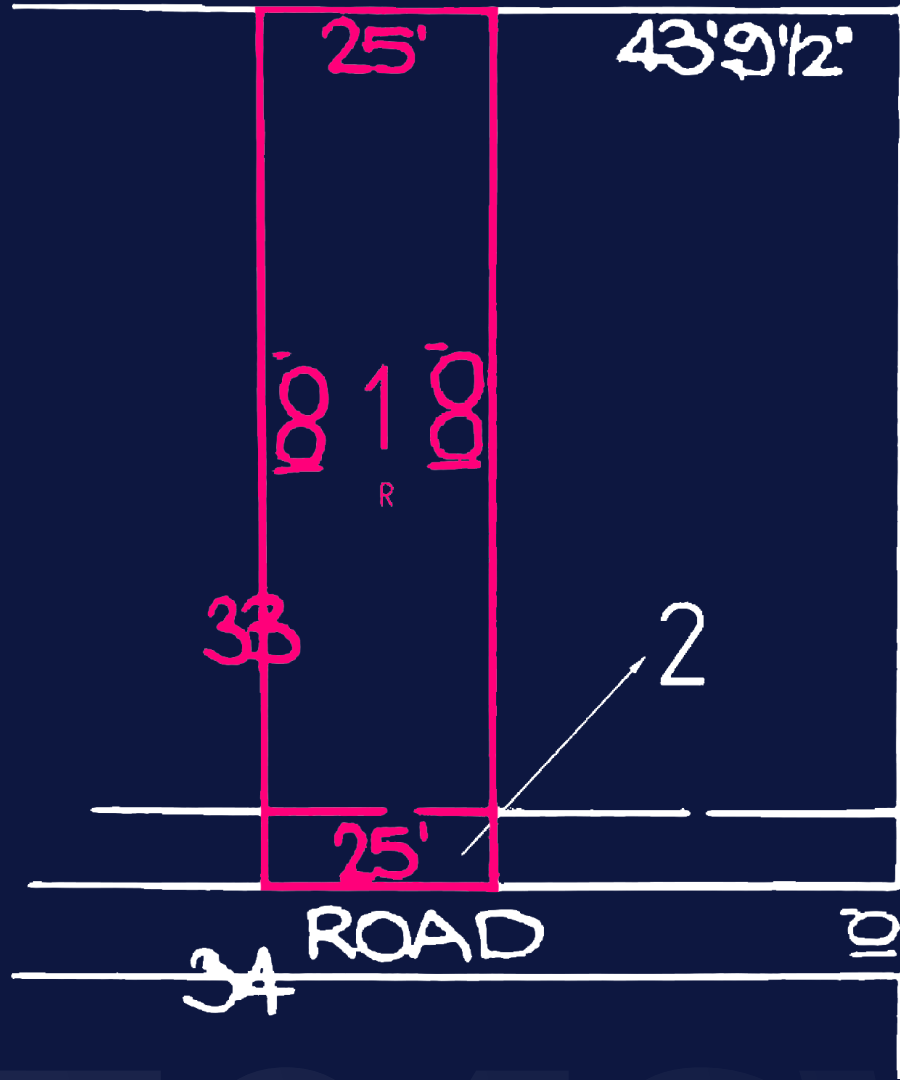
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SWAN STREET
TITLE

SITE
232 m²



SWAN STREET



STAWELL STREET

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SWAN STREET FLOOR PLAN

MAIN BUILDING

164 m²

STUDY

26 m²

OUTDOOR PATIO

48 m²

VERANDAH

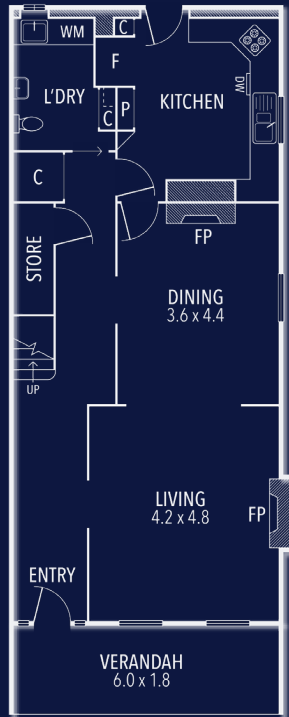
22 m²

TOTAL

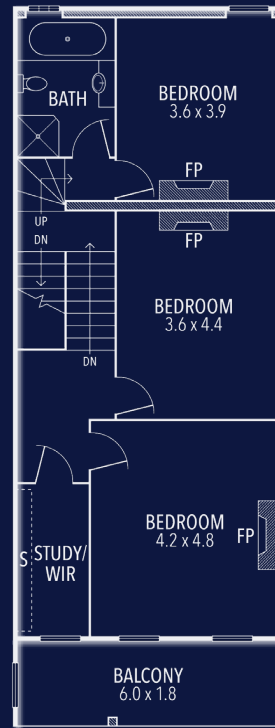
260 m²



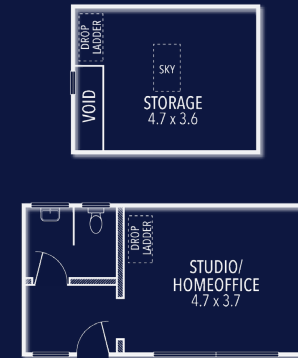
LAYOUT



**GROUND
FLOOR**



**FIRST
FLOOR**

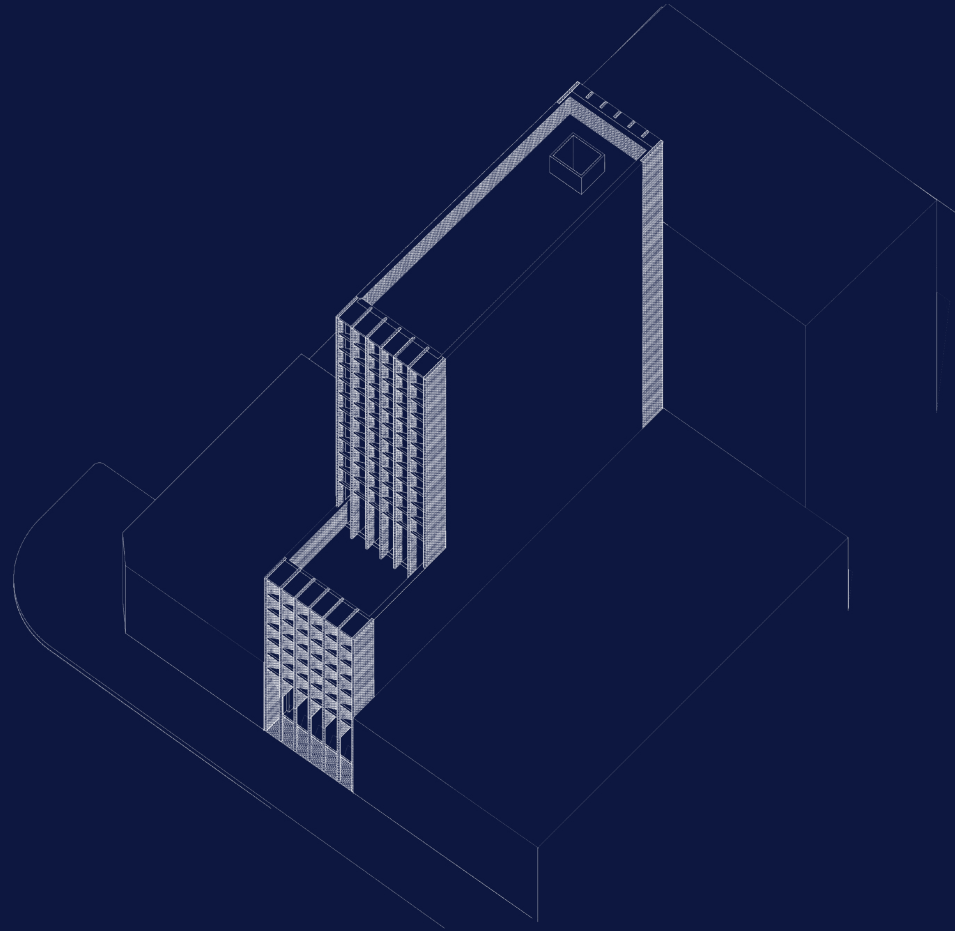


STUDY

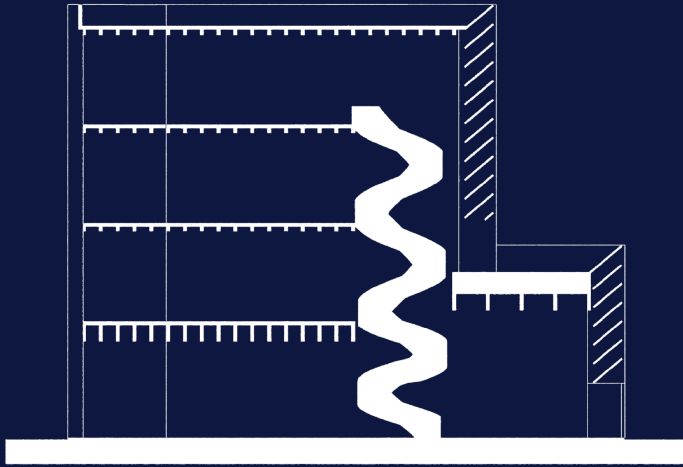
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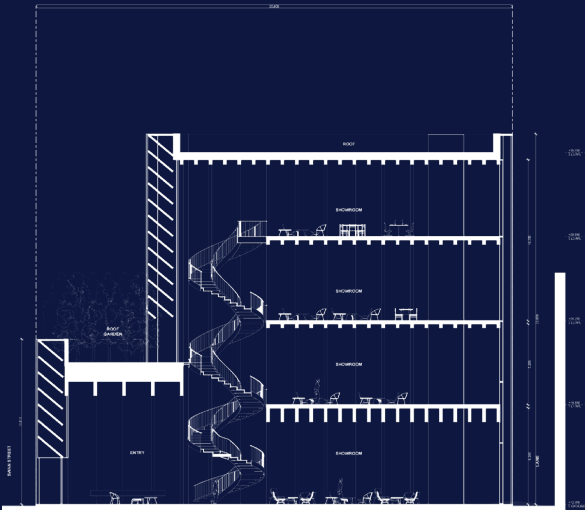
SWAN STREET
DEVELOPMENT PLANS



BUILDING PROFILE



SIDE PROFILE



SECTION

NAME	LVL	AREA m2
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ROOF DECK	1	55.41
-----------	---	-------

ROOF DECK	4	133.67
-----------	---	--------

SERVICES	0	12.42
----------	---	-------

SERVICES	1	6.21
----------	---	------

SERVICES	2	6.21
----------	---	------

SERVICES	3	6.21
----------	---	------

SHOWROOM	0	213.24
----------	---	--------

SHOWROOM	1	86.98
----------	---	-------

SHOWROOM	2	86.98
----------	---	-------

SHOWROOM	3	86.98
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SUMMARY

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SWAN STREET DEVELOPMENT PLANS

SHOWROOM

213m²

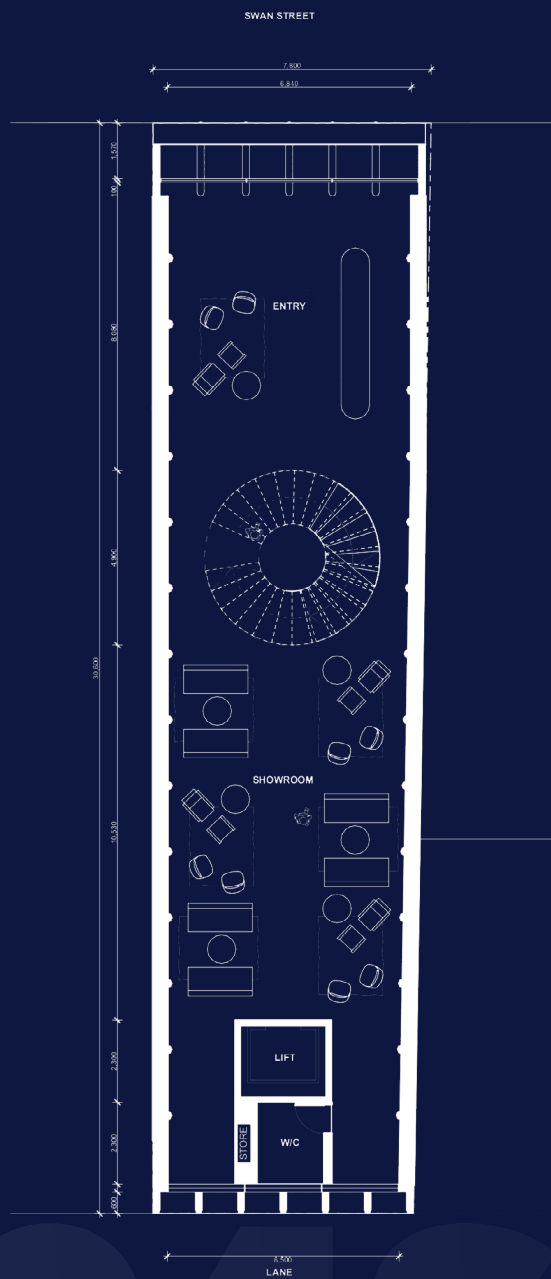
SERVICES

12m²

TOTAL

225m²





GROUND FLOOR

504 SWAN

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SWAN STREET DEVELOPMENT PLANS

SHOWROOM

87 m²

ROOF DECK

55 m²

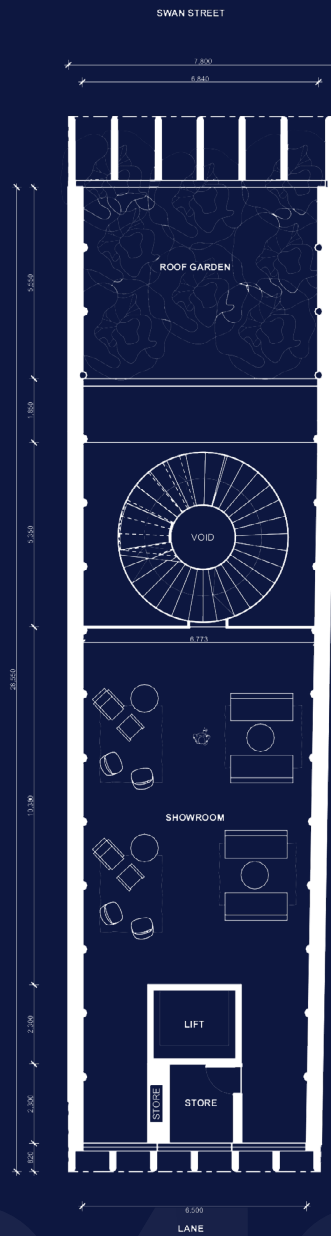
SERVICES

6 m²

TOTAL

148 m²





FIRST FLOOR

504 SWAN LANE

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SWAN STREET DEVELOPMENT PLANS

SHOWROOM

87 m²

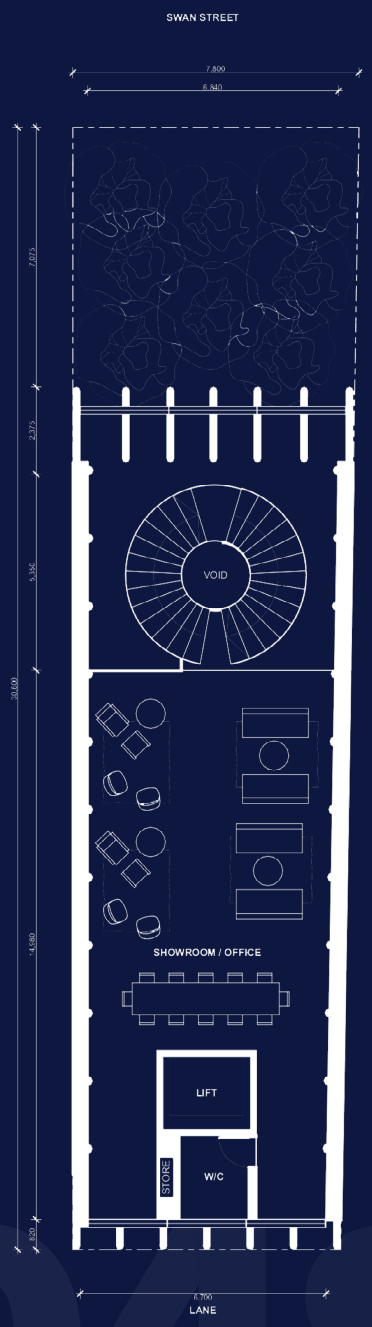
SERVICES

6 m²

TOTAL

93 m²





SECOND FLOOR

504SWAN

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SWAN STREET DEVELOPMENT PLANS

SHOWROOM

87 m²

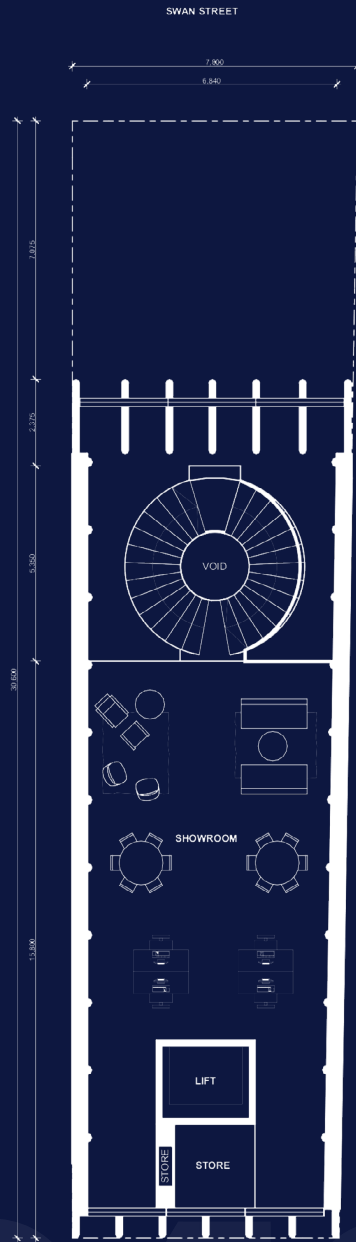
SERVICES

6 m²

TOTAL

93 m²





THIRD FLOOR

504 SWAN

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SWAN STREET
DEVELOPMENT PLANS

ROOF DECK

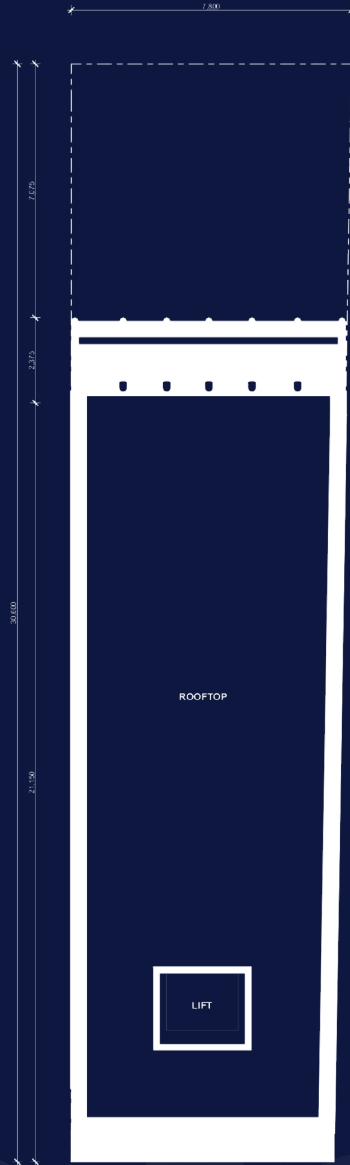
134 m²

TOTAL

134 m²



SWAN STREET



ROOFTOP

LIFT

FOURTH FLOOR

504 SWAN



SWAN & CHURCH ST.



MACELLERIA



SAINT THOMAS

PILAR OF SALT



PANA ORGANIC



MAEVE FOX



SWAN ST.



FRIENDS OF MINE





THE SWAN STREET STUDIO

504 SWAN STREET

JACK TENEKETZIS

0438 808 588

ALEX TENEKETZIS

0401 555 770

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