

TWO HARPER STREET



2

ABBOTSFORD

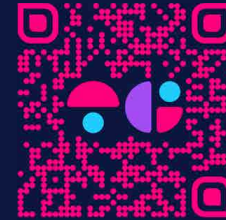


RETROJAN

2 HARPER STREET **ABBOTSFORD**

Offered for Sale by Negotiation

SITE	930m²
BUILDING	900m²
TENANT	None - Sold with Vacant Possession



**SCAN FOR
WEB LISTING**





- PROPERTY
- JOHNSTON ST. LIFESTYLE STRIP



HODDLE STREET

NICHOLSON STREET

HARPER STREET

JOHNSTON STREET



son in law

SHU

JIM'S TAVERN

Mamor Chocolates

bluebird

RITA'S

PURE VISION TATTOO

De MORSE BAR & CATERY

meza

Kelso's

like st.



CHAMPION

tacit

Life Interiors

ANSTON

Max Frost & Co.



Chapman & Bailey

SHEET SOCIETY

CHEMINEES PHILIPPE

e&s

DOLO

Beacons LIGHTING

CAYDON

wine source.



Blue APACHE



VICTORIA PARK

Cafe Vii

Computershare

Nicholas & Alistair





RJ RETROJAN
DESIGNERS • CONTRACTORS • INTERIORS

2

NO PARKING

Waiting Room
Please do not enter
without the permission of the staff

A LOCAL'S GUIDE TO ABBOTSFORD

Abbotsford is a leafy pocket of bliss sandwiched between Collingwood, Richmond, Clifton Hill and the Yarra River. The suburb is relatively small (it's less than two square kilometres in size) but boy, does it pack a lot into that space. In addition to streets lined with cute old miner's cottages and terrace houses, Abbotsford is also home to the Abbotsford Convent, Dights Falls, Victoria Park stadium, the famous Skipping Girl Vinegar sign, Carlton Brewhouse and Collingwood Children's Farm.

Fun fact: Abbotsford used to be part of the now-defunct City of Collingwood local government area, hence why it's home to Collingwood Children's Farm and Collingwood Station.

RJ RETI
DESIGNER FURNITURE AND



2 HARPER
STREET
ABBOTSFORD

COLLECTIONS
& DELIVERIES



Opening Hours

9am to 5pm Mon - Fri
10am to 4pm - Sat
11am to 4pm - Sun



WELCOME
TO OUR
ABBOTSFORD
SHOWROOM



WHAT'S ABBOTSFORD KNOWN FOR?

It's hard not to fall in love with Abbotsford. The suburb offers inner-city living and amenities while also letting you enjoy the Yarra River and its plentiful green spaces. While these days the suburb is filled with hip young things headed to brewery bars or walking along the Yarra trail, Abbotsford has an industrial history, which you can still see remnants of in the suburb's back streets.



WHY THE LOCALS LOVE IT?

We talked to Johanna Howe, one of the founders of Abbotsford-based ethical fashion label Caves Collect (read more about the label below), about what she likes about the suburb. “Personally I love that it has parklands and walks along the river, but then it’s so close to the city,” she says. “We often will go for walks around the area after work or on our lunch breaks. It’s got beautiful trails out the back of the convent along the river.”

HOW DO I GET TO ABBOTSFORD?

The Hurstbridge or Mernda lines will pop you down in Abbotsford; alight at either Victoria Park or Collingwood Station. The number 12 or 109 trams also run along Abbotsford’s southern border, Victoria Street. If you’re a keen bean, it’s totally possible to walk there from the CBD as well (set aside 30 minutes or so).





JOHNSTON ST.



RITA'S ABBOTSFORD



DR MORSE

MESA



BLUEBIRD ESPRESSO



JIM'S GREEK TAVERN



KELSO'S



ADMIRAL CHENG-HO





WHAT'S NEARBY?

Hop across Hoddle for more cool ex-industrial hangouts in Collingwood or cross Victoria Street for some of Melbourne's best Vietnamese food in Richmond (the north side of Victoria is Abbotsford; the south, Richmond). And you'll definitely want to cross the river for Yarra Bend Park and Studley House Boathouse in Kew.

IF YOU ONLY DO ONE THING

Head to the Abbotsford Convent. The grounds alone are a fantastic place to spend a sunny afternoon reading a book, but the convent also regularly hosts creative workshops, art shows, music events, markets and more. It's also home to Lentil as Anything where you can pay-what-you-feel for wholesome vegan meals.

HIS

EAT

- Jinda Thai
- Oneyada
- Kelso's
- Lentil As Anything
- The Carringbush Hotel
- Rita's Abbotsford
- Convent Bakery

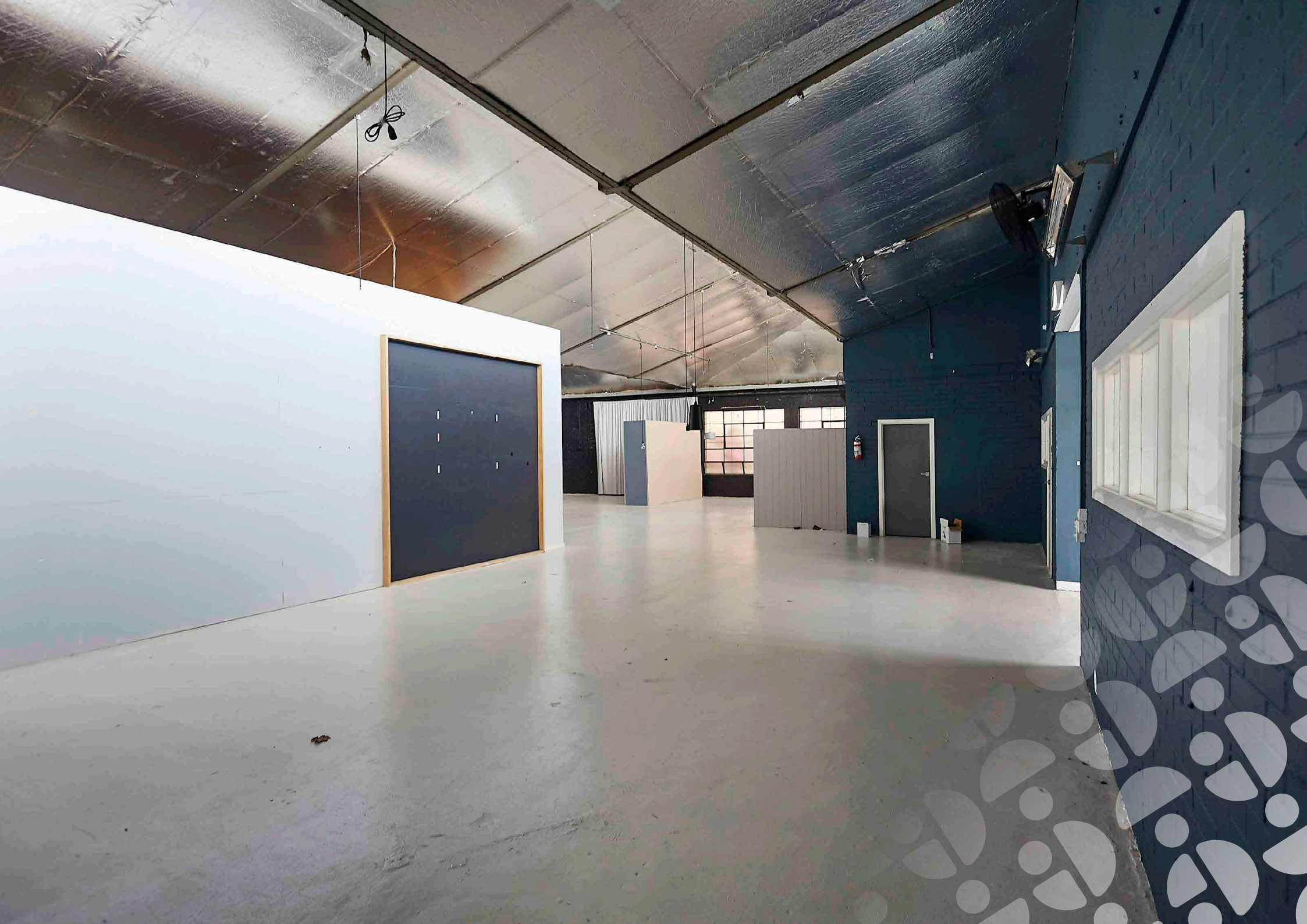
DRINK

- Bodriggy Brewery
- Moon Dog
- Dr Morse

COFFEE

- Cam's Kiosk
- 8 Murray St
- AU79
- Kitty Burns
- Three Bags Full
- Loosie Grind





THE POTENTIAL IS OBVIOUS! LAND BANK ON THE YARRA RIVER

The potential is obvious!

Take one look at 2 Harper Street's surrounds... you'll see held back, Yarra River fronted industrial land, surrounded by leafy green tree lined streets, brimming with low, medium and high rise residential developments!

It's not a question of if, but rather when, Harper Street will be zoned to allow prime, residential uses.

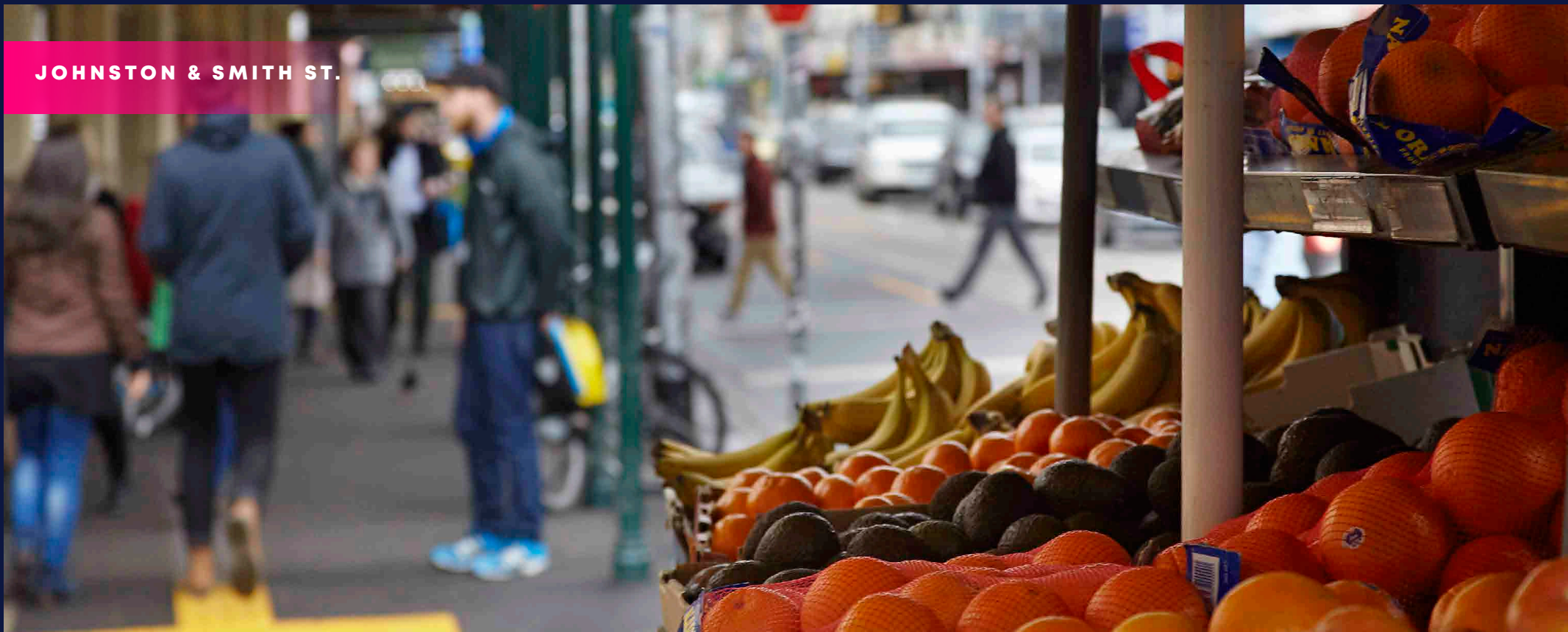
The first steps have already been taken... The Johnston Street Structure Plan is rezoning a large number of sites from Commercial into Residential uses... This is the precursor to a future rezoning of Harper Street.

This is a 'once in a lifetime' opportunity to buy today, with brilliant Yarra River views, prior to future rezoning and capitalise on the forthcoming exponential land appreciation...

All you have to do is sit back and let the property do the hard work for you.

2 Harper Street is a brilliantly located city fringe warehouse/sales showroom located nearby to the Yarra River. City fringe warehouses are becoming rarer and rarer by the day, if anything, they are more desirable than any other type of investment due to their high demand and low supply. Whether you choose to own, occupy, invest, land bank or add value with renovations is up to you – there's simply no wrong answer

JOHNSTON & SMITH ST.



WABI SABI SALON



CRAFT AND CO



N. LEE BAKERY



SON IN LAW



F.A.T FRFIED & TASTY



SHU RESTAURANT



MR. SCRUFFS



TWO HARPER STREET

- PROPERTY
- VICTORIA ST. LIFESTYLE STRIP



COLLINGWOOD CHILDREN'S FARM
ABBOTSFORD CONVENT

YARRA BOULEVARD

HARPER STREET

GIPPS STREET

HODDLE STREET

NICHOLSON STREET





BAK PAK
LAKET TO
FLOODING

2

**HARPER STREET
LEASE**

TENANT

None - Sold with Vacant Possession

2 HARPER





RJ RETROJAN
RENTAL PARTS & ACCESSORIES

RJ
RENTAL PARTS & ACCESSORIES

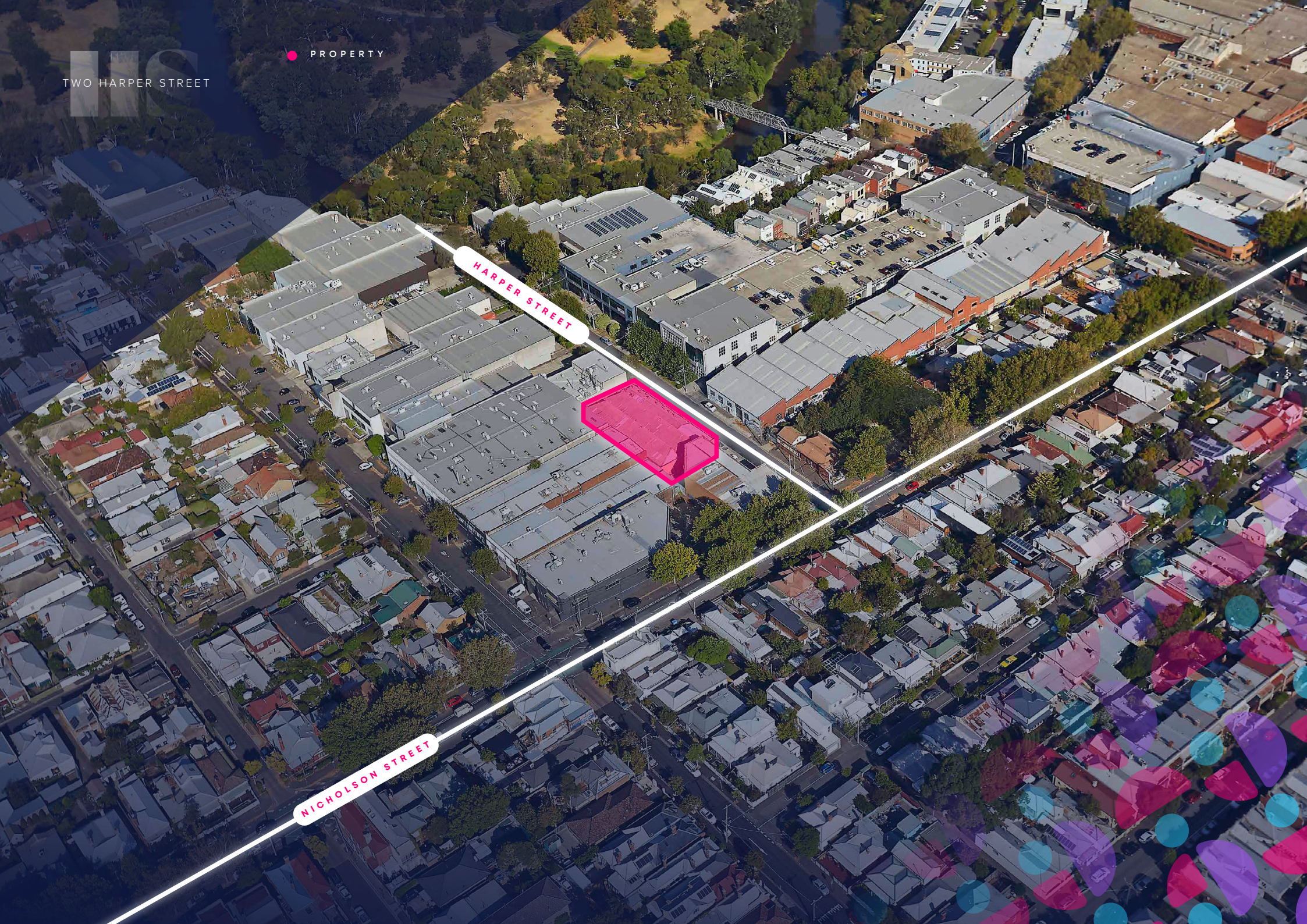
2 WHEELS
4 WHEELS
4 WHEELS

WE'VE GOT YOU COVERED

RJ
RENTAL PARTS & ACCESSORIES

TWO HARPER STREET

PROPERTY



HARPER STREET

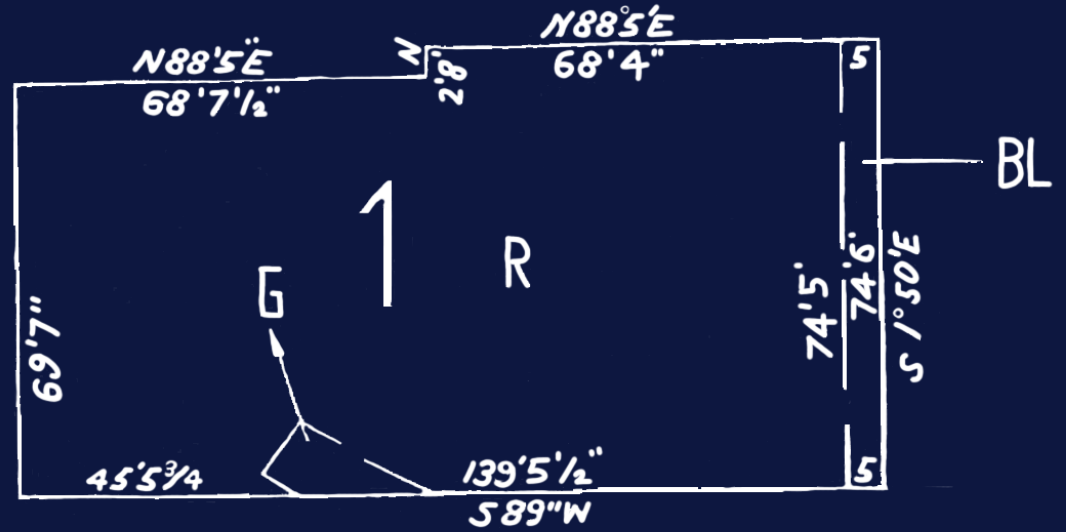
NICHOLSON STREET



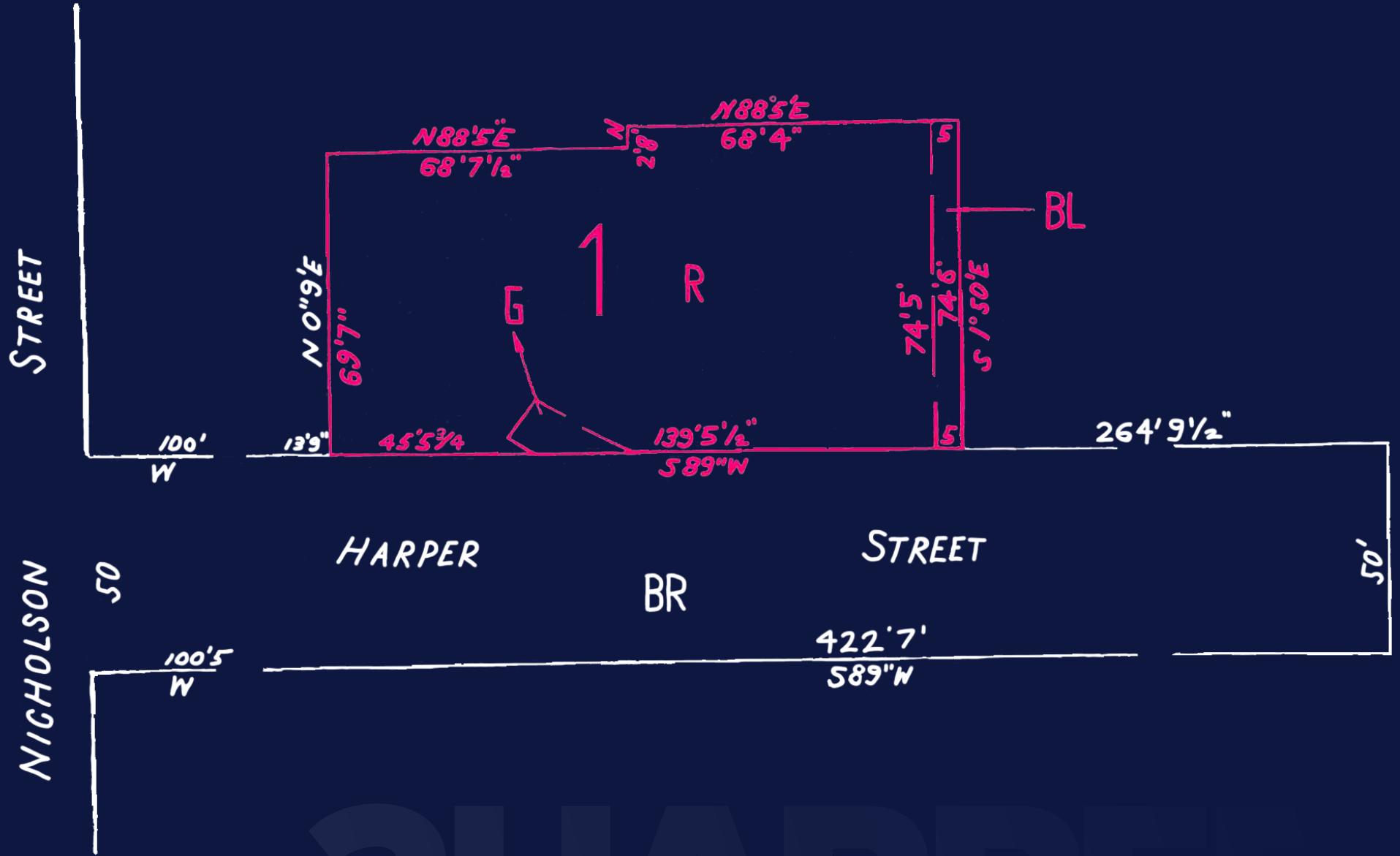


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HARPER STREET TITLE



SITE
 930 m^2



2HARD



MEATBALLS

WABI SABI SALON
- CRAFTED JAPANESE FOOD & SAKE -

LOCKSMITHS

92

BALLS

WALJA

PORT JACKSON PRESS PRINT GALLERY

LOCKSMITHS

MUNOCHIMA

PARKET
WALTER
17-0

Parking

10 7PM

BAR

OLLIE'S

SECURITY

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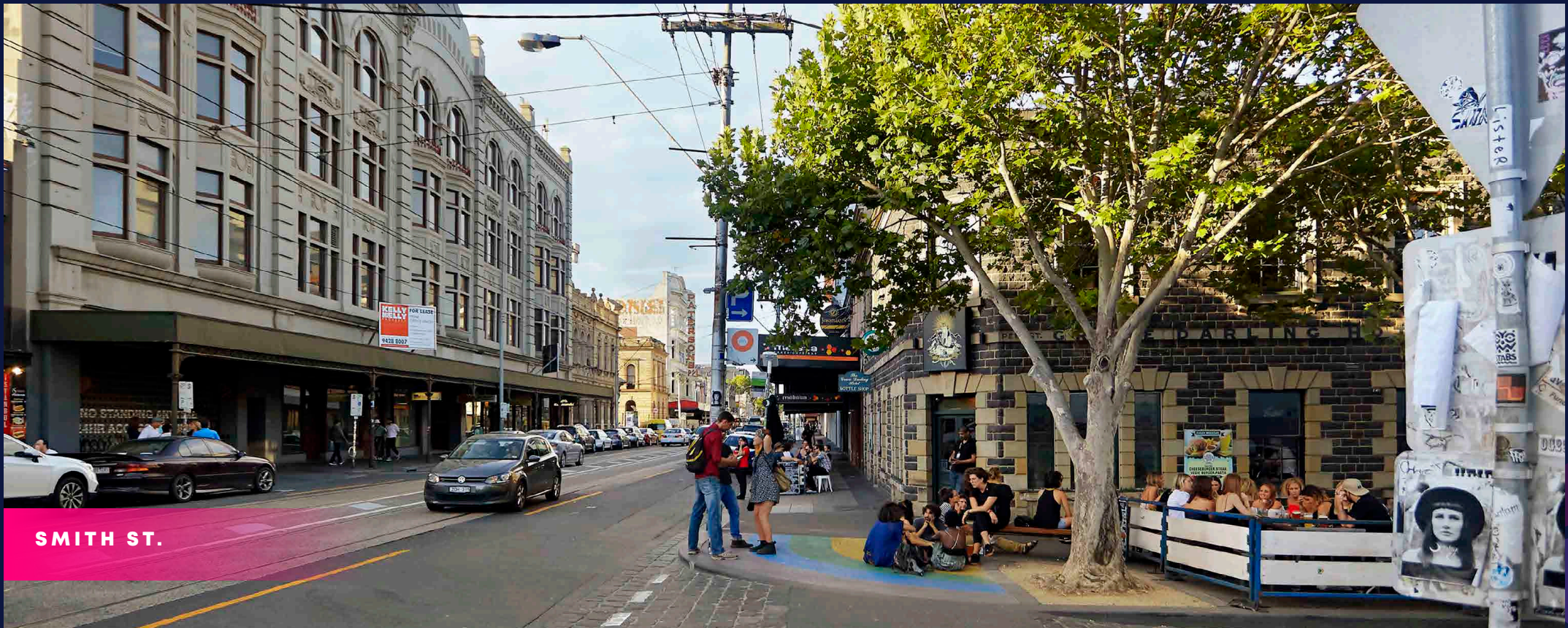
SECURITY

Brew

OUTBACK
NEWCASTLE

5CE 749





SMITH ST.



PABU GRILL & SAKE



MEATSMITH

ALIMENTARI



SHOP RAMEN



TAMAGO SUSHI



THE MEATBALL & WINE BAR



HUXTABURGER





TWO HARPER STREET

ABBOTSFORD

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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