



WWS

FIVE
WELLINGTON STREET



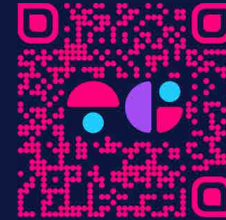
CREMORNE



5
WELLINGTON STREET

Offered for Sale by Negotiation

SITE	112m²
ZONING	General Residential
BUILDING	3 Beds
	1 Bathroom
	1 Car Park



**SCAN FOR
WEB LISTING**

WWS





MESSINA
D
S
T
O
R

coles

MESSINA

Grill'd

HEALTHY BURGER

TEN 4NF
VIC. STATEMENT OF REGISTRATION

- PROPERTY
- SWAN & CHURCH ST. LIFESTYLE STRIPS

ROYAL BOTANIC GARDENS

AAMI Park

RODLAVER ARENA AT MELBOURNE PARK



FITZROY GARDENS



HO CHI MAMA

SISTER OF SOUL

EAZY PEAZY

イージーピージー



greenstreet

coles

MESSINA

LORD OF THE FRIES

300 GRAMS

FARGO

Spud BAR

MY OH MY

Piccolina

MACELLERIA



Attria

feast of merit

HUGO'S



Hunky Dory

bahari

Noir

JARDAN COCO REPUBLIC HARLOW MAEVE FOX CRUST THE UGLY DUCKLING

CHURCH STREET

pillarsalt PANACHOCOLATE ROYAL SAXON Industry Lanes THE SWAN HOTEL RICHMOND OYSTERS

Fonda

CÔCHIN

SALONA

AGAPI

SWAN STREET

Caddie

FUTURE

Matheron

WAYGOOD

TKAY

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.



MURDER
THREAT
LOVE * MURBY DARK THIS

FRE



PRINCES OF PARADISE
THE PRINCE OF PARADISE



BANK
BANK

AL
H
H



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 (under normal non-Covid circumstances). “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.





SWAN ST.



GELATO MESSINA



GRILL'D

FONDA



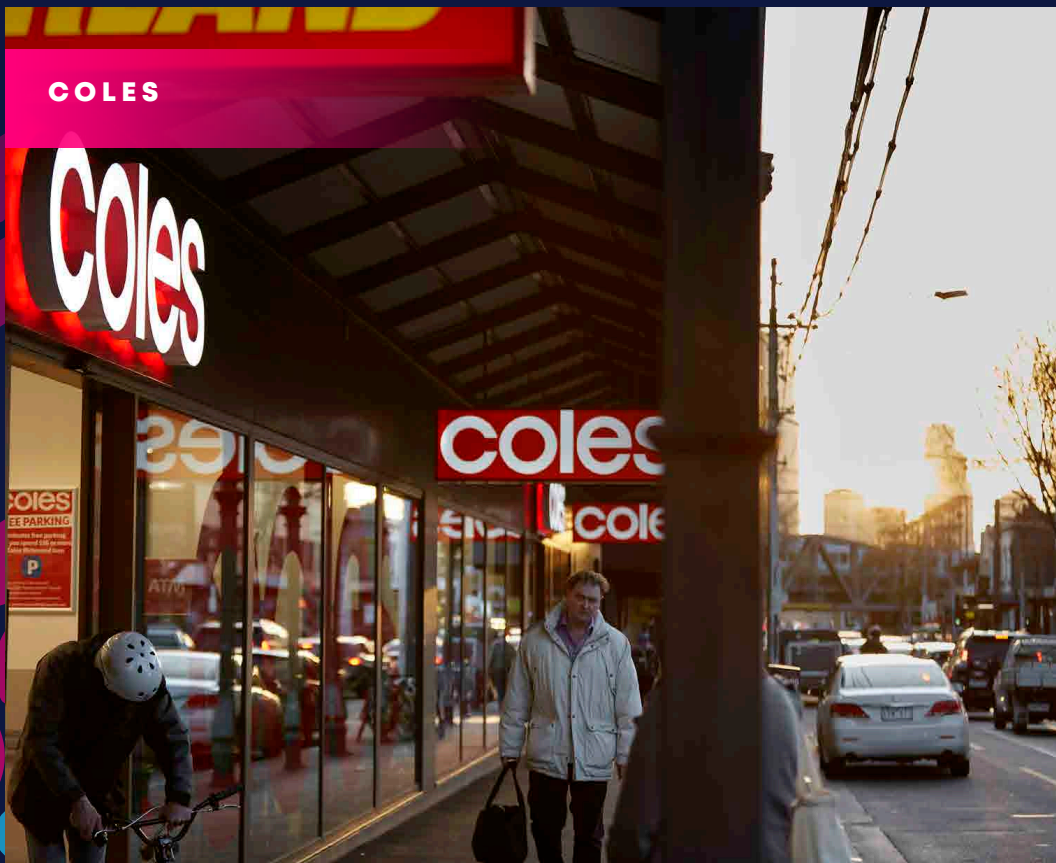
HUNKY DORY



LORD OF THE FRIES

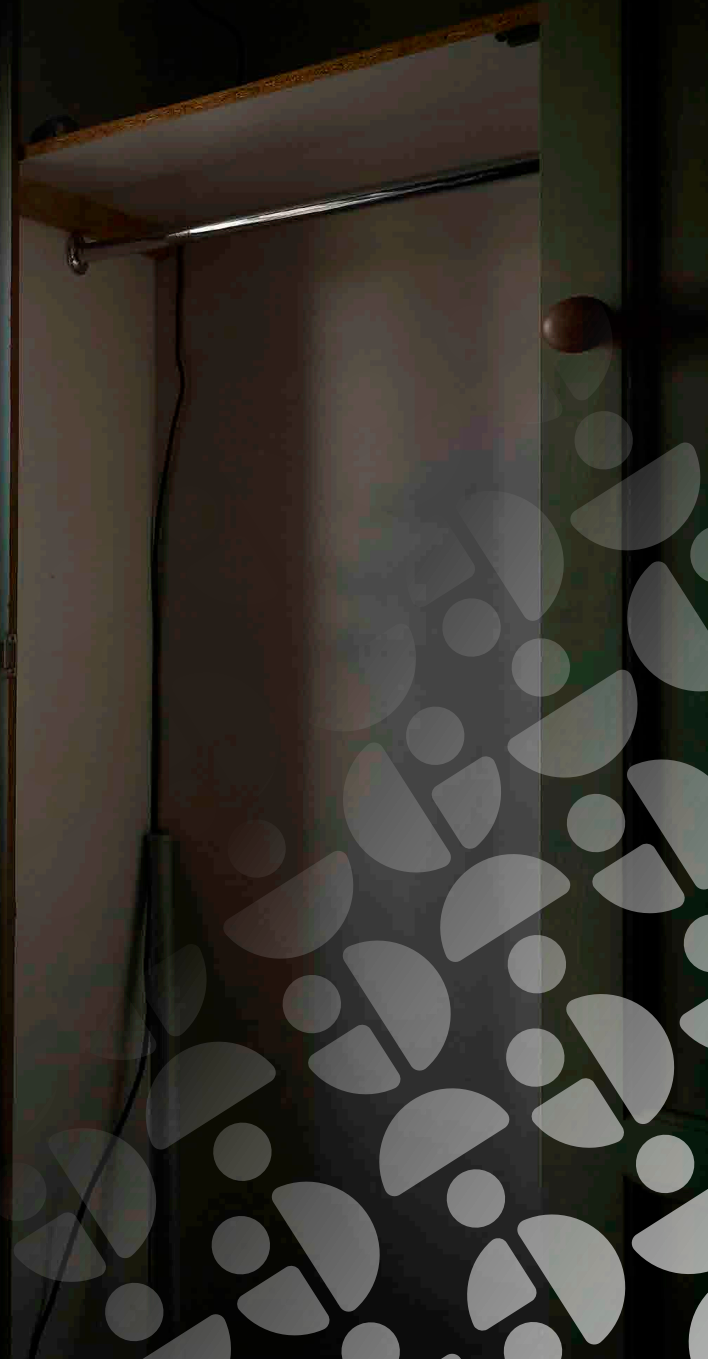


COLES



FUTURE FUTURE





THE IMMOVABLE OBJECT AND THE UNSTOPPABLE FORCE!

Church Street & Swan Street - they go hand in hand, one feeds off the other! They both offer the best of the best, in their respective work and work together to make each of them better and better...

Take a walk down Swan Street and what do you see? A who's who list of Melbourne's best food and drink operators, in highly renovated properties with a waiting list that last for years...

Take a walk down Church Street and what do you see? A who's who list of Melbourne's best retailer, in highly renovated properties with a waiting list that last for years...

They both offer their respective points of differences. Church Street is quickly becoming a professional hot spot – with multiples of next generation office developments completing or under planning and construction. Swan Street keeps going from strength to strength improving the depth of businesses that call it home.

Here we have a very unique situation – as one Street gets better, the other follows suit. If one drops off, it's held up by the other... They are the immovable object and the unstoppable force!

5 Wellington Street is a three bedroom, one bathroom and one car park - two storey home with a view that rivals just about any, perfectly positioned to take full advantage of this exceptional spot. Located literally a few minutes walk to Swan Street, Church Street, AAMI Park, Rod Laver Arena & the MCG - it's hard to argue you can find any a better location. It's in need of work but that's also the beauty of it - this is a blank canvass opportunity with no need to pay for a prior personal touch or renovations.

It's all about the location, location, location!

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

COFFEE

- Rowena Corner Store
- Hella's Cakes
- Top Paddock
- Friends of Mine
- Fifty Acres

DRINK

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

WWS

CHURCH ST.



TOP PADDOCK



BABY PIZZA



ROYAL SAXON



300 GRAMS



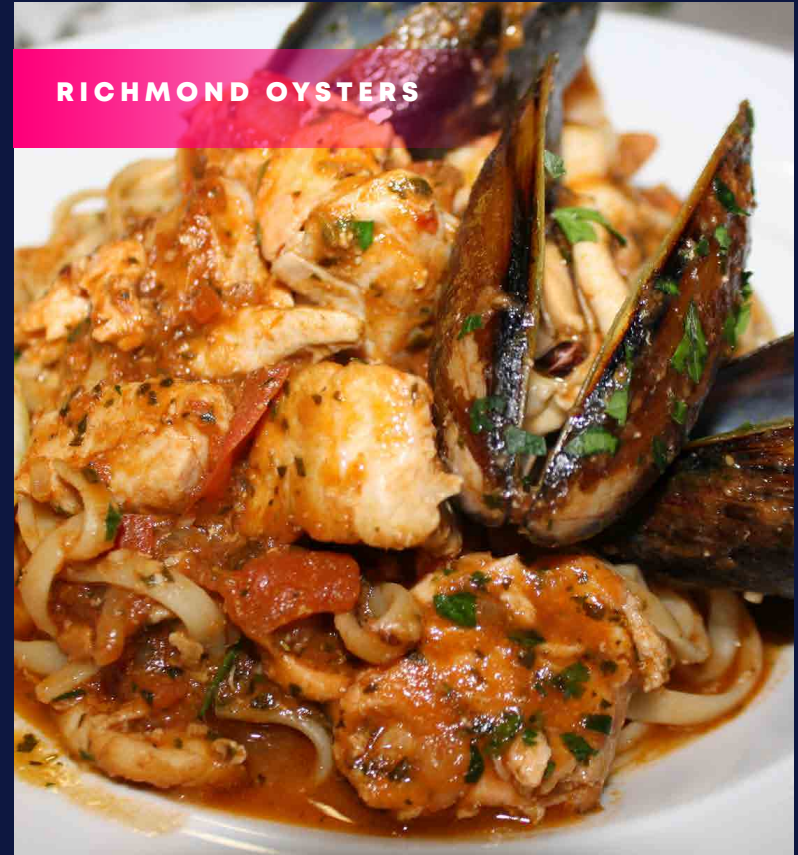
SPUDBAR



CHIN CHIN



RICHMOND OYSTERS



- PROPERTY
- SWAN & CHURCH ST. LIFESTYLE STRIPS

ROYAL BOTANIC GARDENS

AAMI Park

RODLAVER ARENA
AT MELBOURNE PARK

MCG

FITZROY GARDENS

RI

EAZY PEAZY

greenstreet

coles

MESSINA

LORD OF THE FRIES

300 GRAMS

FARGO

Spud BAR

MY OH MY

THE UGLY DUCKLING

RICHMOND OYSTERS

H&M

CHI MAMA

SISTER OF SOUL

Piccolina

MACELLERIA

fish logo

Attria

feast of merit

HUGO'S

Smilla

Hunky Dory

bahari

Noir

SWAN STREET



5

**WELLINGTON
STREET
LEASE**

TENANT

None

5WELLINGTON









BABY

PRINCE ALFRED

CAVERICH

ICON BY DESIGN

KING

ROYAL SAXON

pillarosalt

SAINT THOMAS

BoConcept

REA Group

CERDOMUS

PANA CHOCOLATE

Love Athletica

VOYAGER

hub

Industry Lanes

addicted to audio

HARLOW

RICHMOND OYSTERS

TOP PADDOCK

TESLA

Bo

arthurG

MISURA

coshliving

nickskali

urbanrhythm

JARDAN

DOMO

COCO REPUBLIC

HALI

TIMOTHY OULTON

national tiles

SIGNORINO

GLENVILL

artedomus

MAEVE FOX

CRUST

THE UGLY DUCKLING

MY OH MY

FARGO

300 GRAMS

LORD OF FRIES

MESSINA

coles

greenstreat

DBB. BEER BURGER BAR

EAZY PEAZY

RI

AGAPI SALONA CŌCHIN

Fonda

THE SWAN HOTEL

SpudBAR

SWAN STREET

Matheson UNION HOUSE

T KAY WAYGOOD

FUTURE Caddie

Noir bahari

Hunky Dory

Grill'd HUGO's

feast of merit

Attria

MACELLERIA Piccolina

SISTER OF SOUL HŌCHI MAMA

CHURCH STREET



Feast of Merit

Is a SOCIAL ENTERPRISE Run By ygap

It was inspired by the people of Ngunnawal and their unique tradition...

Imagine inviting your whole village to a feast that continues until all of your assets - livestock, grains, everything of value - have been liquidated. Then you start again with nothing. In exchange, you're given a golden cloak; the highest sign of recognition & respect. Feast of Merit represents what a true social enterprise is - a celebration of humanity, distribution of wealth & empowerment of communities.

We come into this world with nothing. Like the people of Ngunnawal, we believe merit lives with those that give it gladly.



Boh DIRECT

feast of merit
185 people
celebrating the feast
of merit. The lines
at 9:56
people being in
priority



5

WELLINGTON STREET TITLE



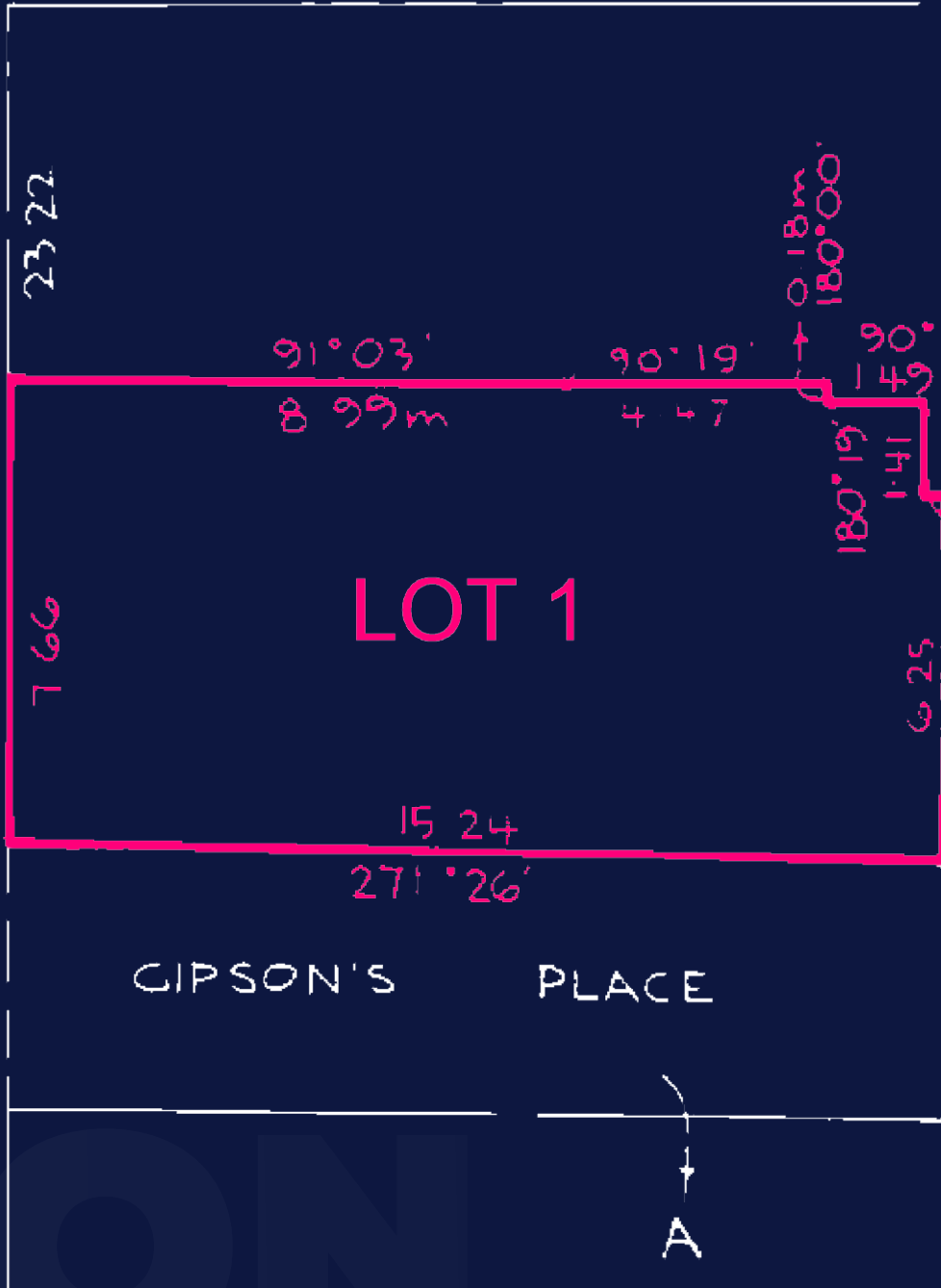
SITE
112 m²

5WELLIN

SWAN STREET

WELLINGTON STREET

WELLINGTON STREET



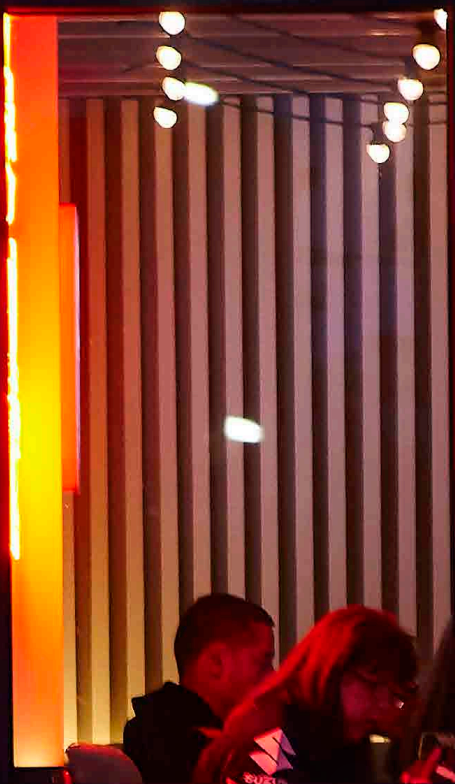
LOT 1

GIPSON'S PLACE

A

NGI

e:s
OMETRISTS







HAND
LOW
CLEARANCE
4.1m

LOW CLEARANCE
4.1m

WFW 088
VICTORIA - THE PLACE TO BE

OFF 039

WRC 491



COLES

coles

coles

COLES
FREE PARKING
minutes free parking
you spend \$30 or more
Coles Richmond Icon
P
ATM





SWAN & CHURCH ST.



MACELLERIA



SAINT THOMAS

PILAR OF SALT



PANA ORGANIC



MAEVE FOX

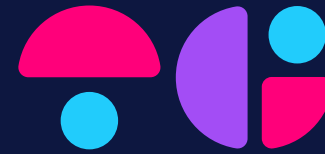


SWAN ST.



FRIENDS OF MINE





WWS

FIVE
WELLINGTON STREET

CREMORNE

JACK TENEKETZIS

0438 808 588

We use personal information collected from you during open for inspections for security purposes. (We may also use that information to contact you with respect to this property and others which we believe may interest you and in providing information you agree to this use unless you advise us differently). If the information is not provided, we may not be able to provide an effective service to you. Other than in the circumstances allowed under the Privacy Act 1988, we do not disclose information of this kind to any other parties. You can also correct this information if it is inaccurate, incomplete or out-of-date. No responsibility is accepted by the vendor or the agent for the accuracy of any information contained herein or for any action taken in reliance thereon. Prospective purchasers, should make their own enquiries to satisfy themselves on all aspects. Details contained herein do not constitute any representation by the vendor or the agent and are excluded from any contract. All areas are approximate.