



232

TWO THREE TWO
BRIDGE ROAD



RUBI HAIR

RUBIHAIR.COM

Luella

ARORA MEDICAL BEAUTY

TOKYO HOUSE Japa

236

234

RUBI HAIR

282

RICHMOND



lander

stronger

RUBI HAIR

Luella

Luella

NARORA MEDICAL BEAUTY

Lease
LET
teska realson

TOWWO HOUSE

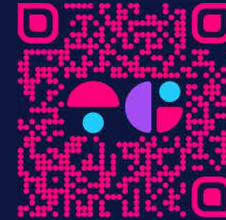
Japanese Take-away
3429 0388 Catering Available



232 BRIDGE ROAD
RICHMOND

Offered for Sale by Negotiation

INCOME	\$68,000pa + og's + GST
SITE	360m²
BUILDING	205m²



**SCAN FOR
WEB LISTING**





DR
TWO THREE TWO
BRIDGE ROAD

- PROPERTY
- BRIDGE RD. LIFESTYLE STRIP

ROYAL BOTANIC GARDENS

AAMI Park

RODLAVER ARENA



FITZROY GARDENS

OSTER
TOFU SHOP
gorman
7 ELEVEN
MENZCLUB
AQUILA
SUBWAY
BR
SUSHI & NOR
SCHNITZ
Deko Boko
CHEMIST WAREHOUSE
SMOKEY CHOOKS
Lakon DELICATESSEN

Vladco
Epworth
FIFTY ACRES
otta
Riche
ON DA
SUSHI & NOR
SCHNITZ
coles
Au
BUBBA PIZZA
I LOVE DUMPLINGS
Silvio's

BRIDGE ROAD

CHURCH STREET





FLOOR
FLATES
RANGING
FROM
£77-1544M

Ash Dean
0417 664 212

RICHMOND
Alive with flavour
TRADERS

SECOND HOME
APARTMENTS LEASING NOW
SEE US IN THE LOBBY ON CHURCH ST
→





FLOOR PLATES RANGING FROM 277-4544

OFFICE SPACES FOR LEASE
Ash Dean
417 654 212

267

267

RICHMOND
GOLES
VINTAGE CELLARS
DEMARIA'S FRESH FOOD & DELI
CANNINGS FREE RANGE BUTCHER
COBBLANE BAKERY
Au79 CAFE
EARL CANTEN
SUSHI & NORI
GONG CHA
BEAUTY GENESIS

2P
4-6 PM
MON-FRI
11-4 PM
SAT-SUN

RICHMOND
NOW TRADING
@RICHMONDTRADERS
TRADERS



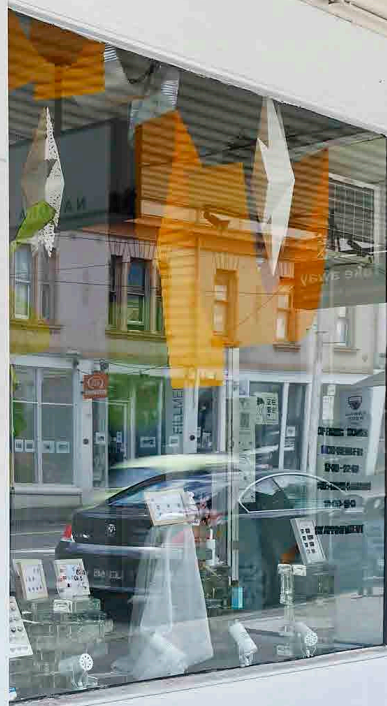
BRN

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.

232



PRE
PLEASE
NARORA MEDICAL BEAUTY

TOKYO HOUSE Japanese Take
429 0388 Catering
note





new
arrivals

BILLY
JOGGERS
2 for
\$100

BILLY
JOGGERS
2 for
\$100

50%
OFF

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 DO 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.

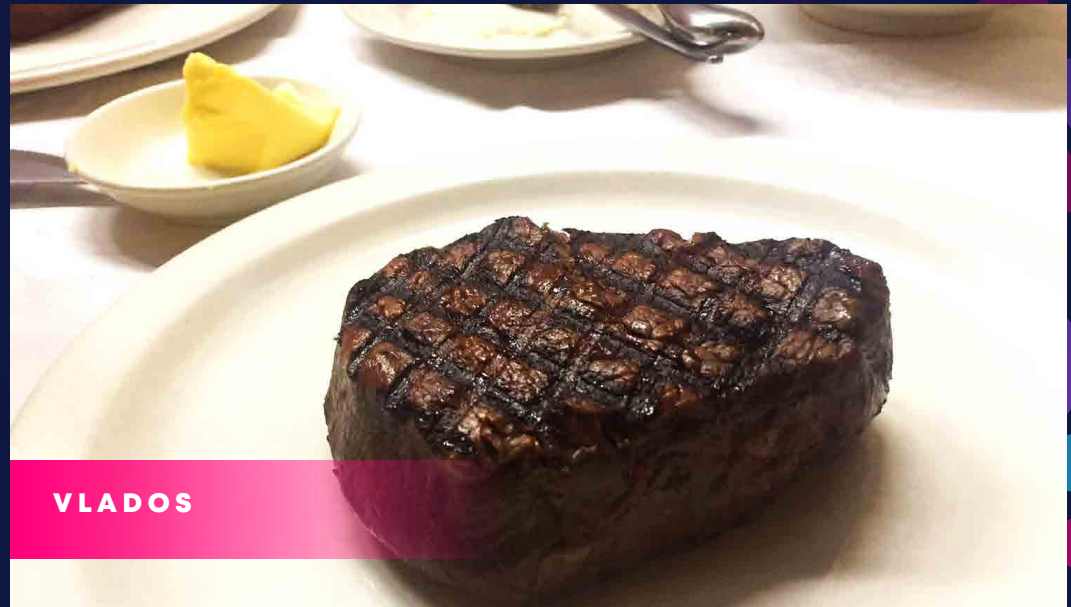




BRIDGE RD.



RICHE



VLADOS



BISSEL B



SCHNITZ



SUBWAY



FIFTY ACRES



TODCO



EXIT

new arrivals

new arrivals

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.

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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.





THE TIDES ARE TURNING

Take a look to the left, take a look to the right - everywhere you look, the tides are turning.

Directly opposite, we have the newly constructed Richmond Traders, featuring:

- Coles supermarket & Vintage Cellars
- Specialty food stores and venues – including a fresh fruit market, butcher, bakery, cafe and pharmacy
- Circa 3,000m² of offices
- 386 Build to rent apartments

Just up the road, we have the brand new Motley Hotel:

- 5 star, 80 room hotel targeting circa 30,000 guest per year
- 100 seat restaurant (Ms Parker)
- A roof top bar (Thread Bar)

Just down the road, we have multiple of new constructions coming to Bridge Road:

- 2 short stay accommodations buildings, one commencing construction shortly,

while the other will commence in the few years

- A state of the art, co share office building

No matter which way you look, Bridge Road is undergoing a transformative change, revitalising this incredible CBD fringe location back to its former glory!

232 Bridge Road is an immaculate two storey shop and office in excellent condition. The ground floor is a highly renovated retail shop, with a standing tenant for over 20 years while the first floor, is a fully renovated office leased as a showroom.

Sold subject to existing lease.

For Sale by Negotiation.

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

BRIDGE

BRIDGE RD.



CA COM BÁNH MÌ



BOWERBIRD



I LOVE DUMPLINGS



ST JAMES



SMOKEY CHOOKS



BURGETORY



THE COLLECTION



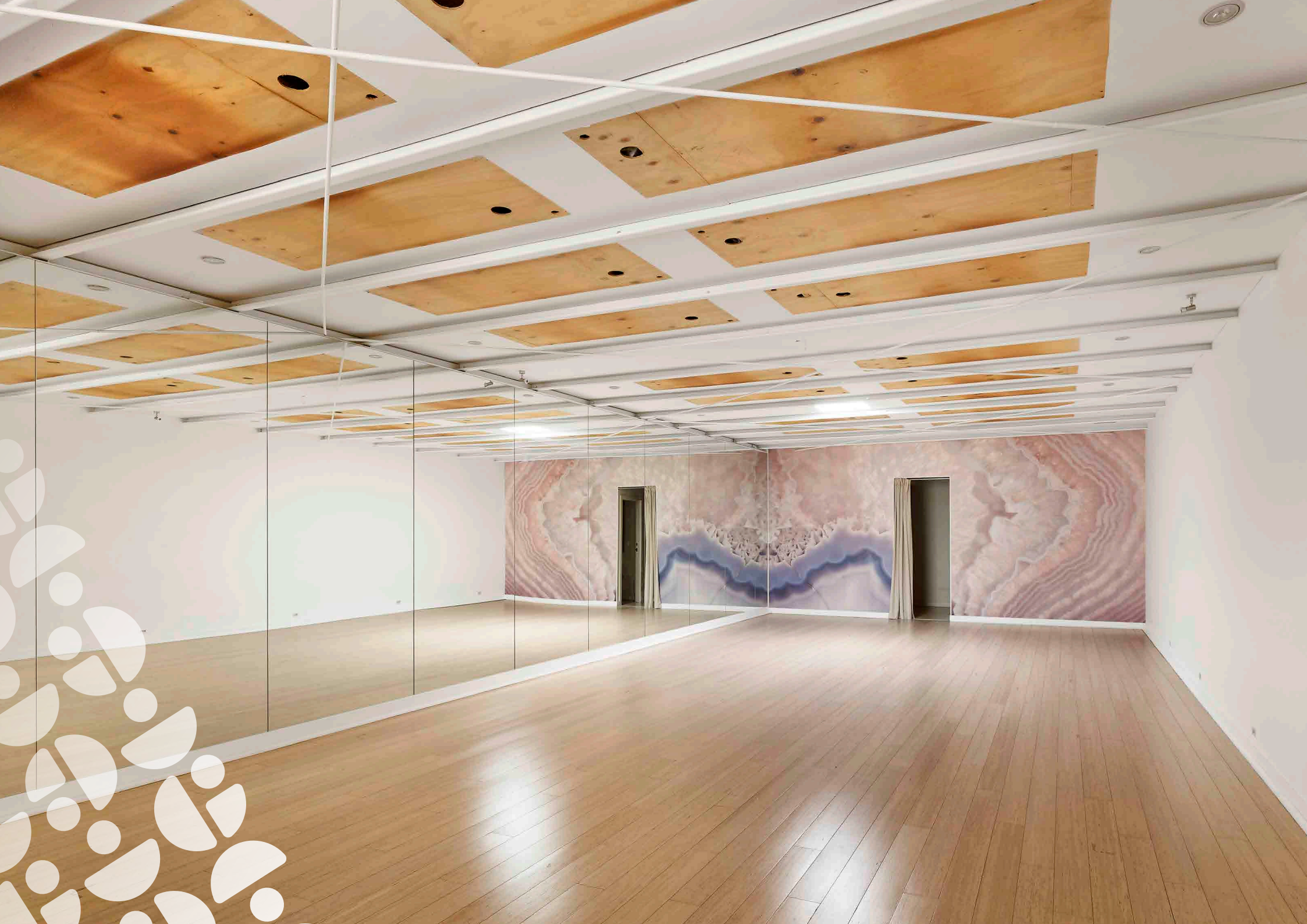
TWO THREE TWO
BRIDGE ROAD

PROPERTY

BRIDGE ROAD

CHURCH STREET





232

BRIDGE ROAD LEASES

TENANT

Sebastian Di Grazia

TERM

1 Year from 1 July 2023

RENT

\$39,000 PA + Outgoings + GST

SECURITY BOND

\$16,568.20

REVIEWS

4.0% Per Annum

OPTIONS

1 Year

232 BRIDGE





RICHMOND
DOES
AGE & LAGS
BARFANS
FOOD & DELI
CANNINGS
PAGE BUTCHERS
LANE BAKERY
ALPH CAFE
EL CANTINA
SHI & P
SINGSHA
CITY BHERNE
NOW TRADING →
RICHMOND TRADERS

250 DUNDAS STREET WEST →
OTHER RESTAURANT

coles
RICHMOND TRADERS

TAILORS



232

BRIDGE ROAD **LEASES**

TENANT

C2 Creative Pty Ltd, Hallmark Kitchens & Bathrooms Pty Ltd & Arredo Bagno Pty Ltd

TERM

1 Year from 5 June 2023

RENT

\$29,000 PA + Outgoings + GST

SECURITY BOND

\$7,976.10

REVIEWS

4.0% Per Annum

OPTIONS

1 Year x 1 Year x 1 Year

232 BRIDGE ROAD



CITY HALL



232

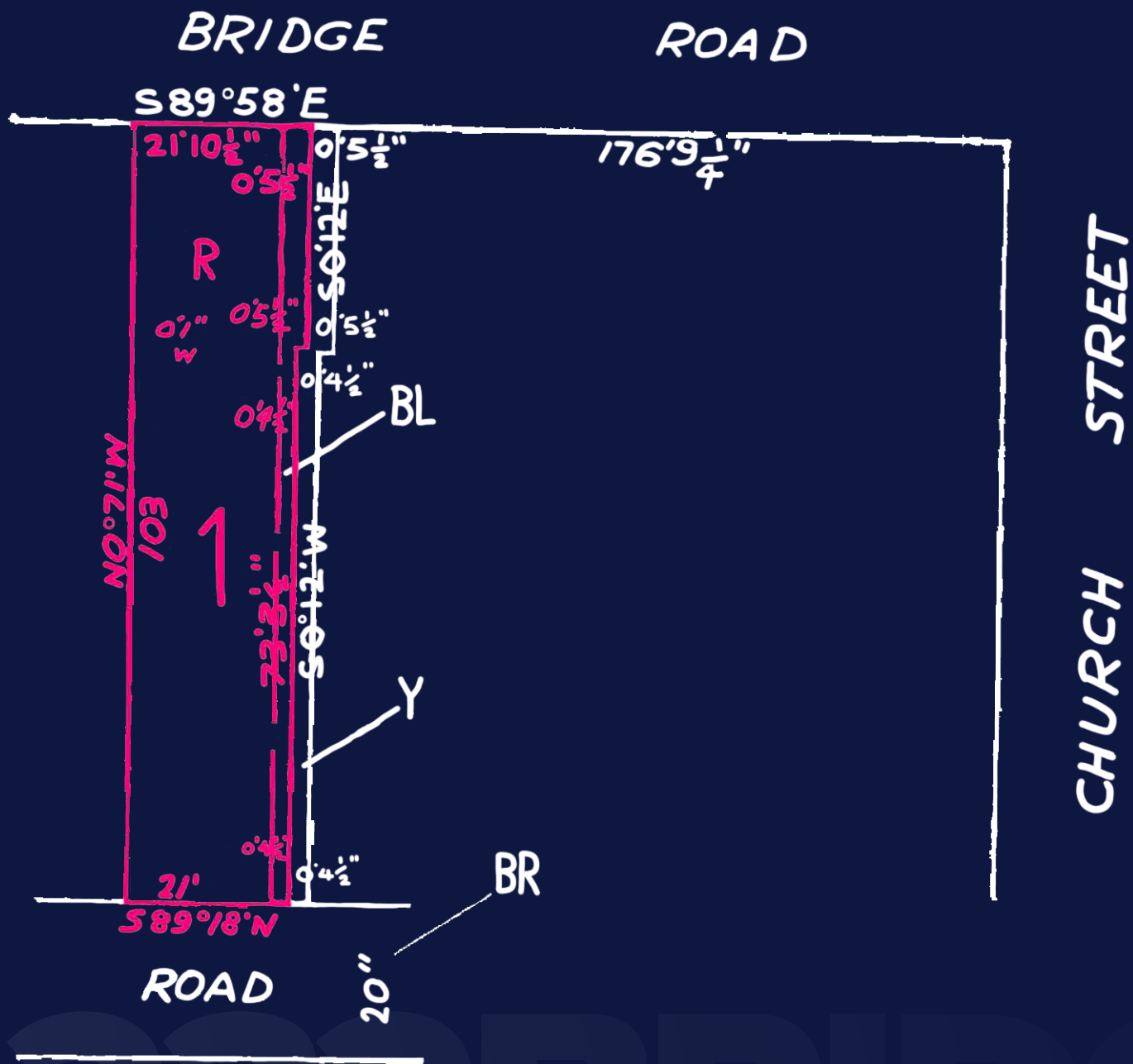
BRIDGE ROAD

TITLE

SITE

205m²





232 BRID

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BRIDGE ROAD FLOOR PLAN

GROUND FLOOR

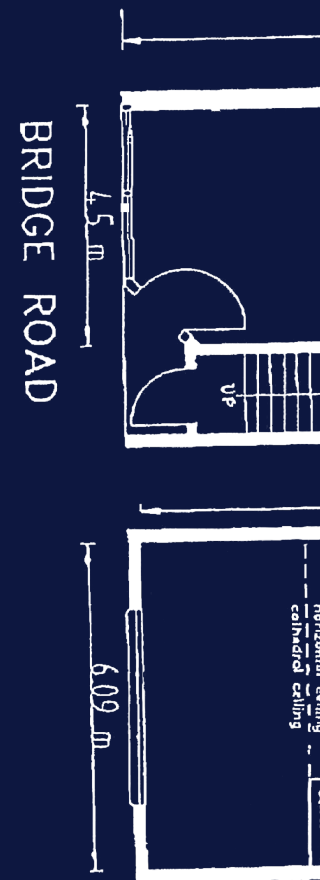
177 m²

FIRST FLOOR

182 m²

SITE

359 m²



232 BRIDGE ROAD, RICHMOND

GROUND FLOOR

ALBAN STREET



FLOOR PLAN
ALL DIMENSIONS INTERNAL



TOTAL NET INTERNAL AREA
359.5 sq. m

GROUND FLOOR
174.5 sq.m

SHOP 1st. FLOOR OFFICE
24 sq. m

FIRST FLOOR
158 sq.m

GROUND FLOOR ENTRY

264 m 45 m



FIRST FLOOR

22 m 4.55 m 3.9 m





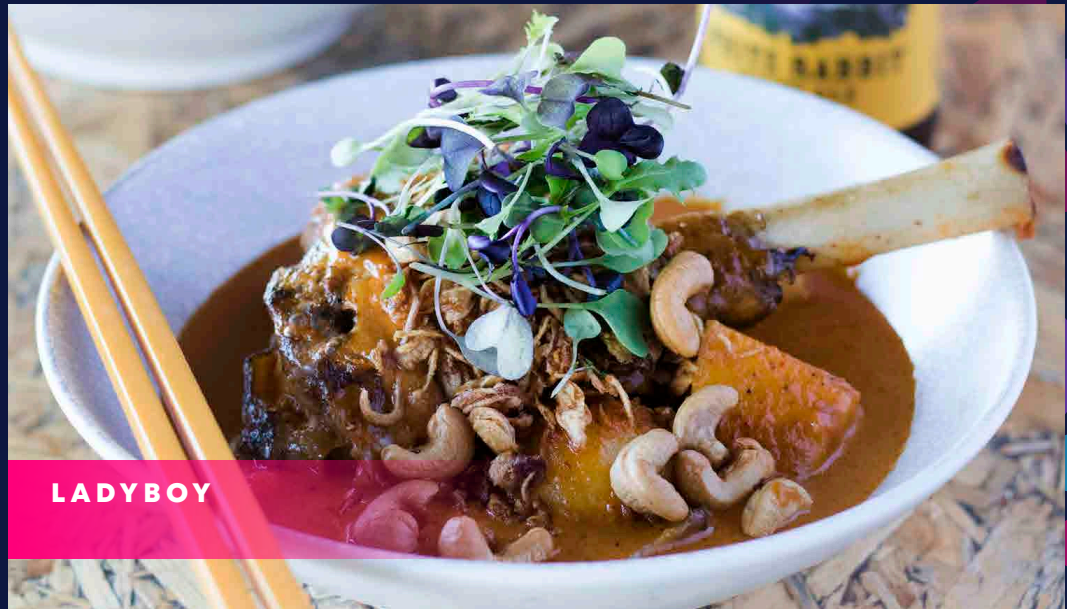




BRIDGE RD.



MISTER MINH



LADYBOY

LITTLE FRENCHIE
& CO



TOUCHWOOD



MS PEACHY

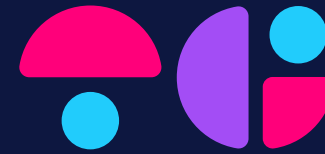


MINAMISHIMA



ANCHOVY





TWO THREE TWO
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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