



FTFR

FOUR TWO FOUR
BRIDGE ROAD



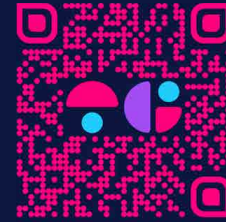
RICHMOND



424 - 426 BRIDGE ROAD
RICHMOND

Offered for Sale or Lease by Negotiation

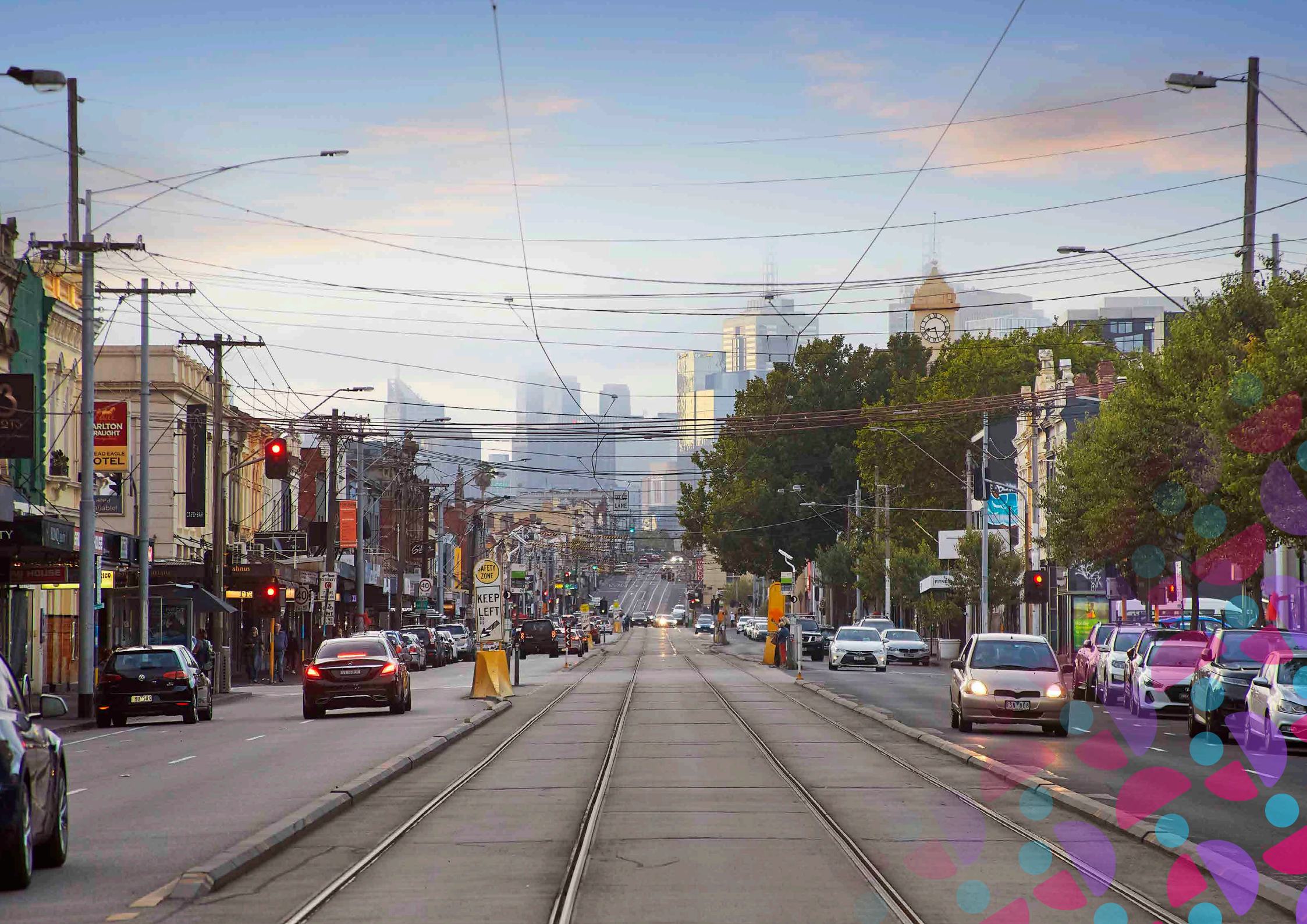
BUILDING	107m²
PARKING	1 Car Park
TENANT	None



**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 ROAD

FOUR TWO FOUR
BRIDGE ROAD

- PROPERTY
- BRIDGE RD. LIFESTYLE STRIP



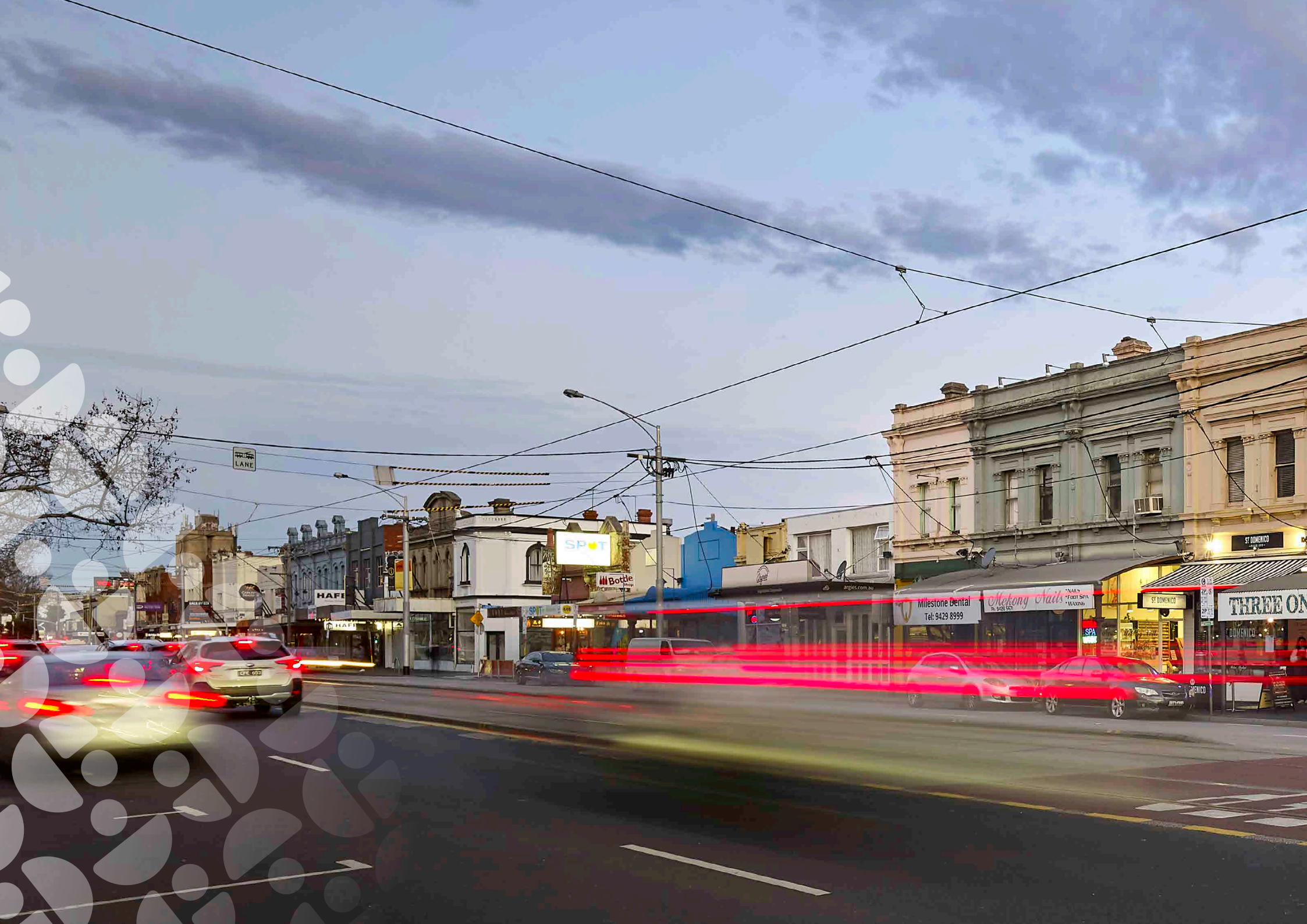
- Mt View HOTEL
- OSTER
- TOFULICIOUS
- TOFUSHOP
- gorman
- ANNIE LEWIS
- love letter
- MENZCLUB
- MR.T
- CORE-PLUS
- SUBWAY
- RICHMOND REPUBLIC
- WABI SUSHI
- THE SPORTING GLOBE
- MAZI
- ON DA
- PHARMIST
- SMOKEY CHOOKS
- PAPER PLATE
- Collection Bar
- FIFTY ACRES
- Epworth HealthCare
- TODCO
- BISSELL B
- BENDON
- THE MOTLEY
- Ritche
- DEMARIA'S GROCER
- coles
- Georgie Boy
- UBX
- COBB LANE
- ELLA
- BONDS
- priceline pharmacy
- Au⁷⁹
- OUR TERROIR
- SCHNITZ
- HAYASHI
- Harvey Norman

CITIZEN'S PARK
RICHMOND HIGH SCHOOL
JAQUES

BURNLEY STREET

- Colburn DELI
- FRITZ GELATO
- Anchovy
- MISTERMINH
- LADYBOY
- SIDIOTS
- minamishima
- TOUCHWOOD
- Officeworks
- adairs
- Dan Murphy's
- Perini
- heat & grill
- reece
- THE BRIDGE HOTEL
- IGA

BRIDGE ROAD



LANE

SPOT

Bottle

Milestone Dental
Tel: 9429 8999

Nekony Nails
NAILS
FOOT SPA
WAXING
SPA

ST DOMENICO

THREE ON
DOMENICO





422

TE 2 ONE
BURGERS & SHAKES



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.



THREE ONE 2 ONE
BREAKFAST
LUNCH
DINNER

Three One 2 One
404 Bridge St. Richmond
Tel: 63 9483 9900

No Hawkers
NO SMOKING

find us on
social media

Phillip Withers



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.

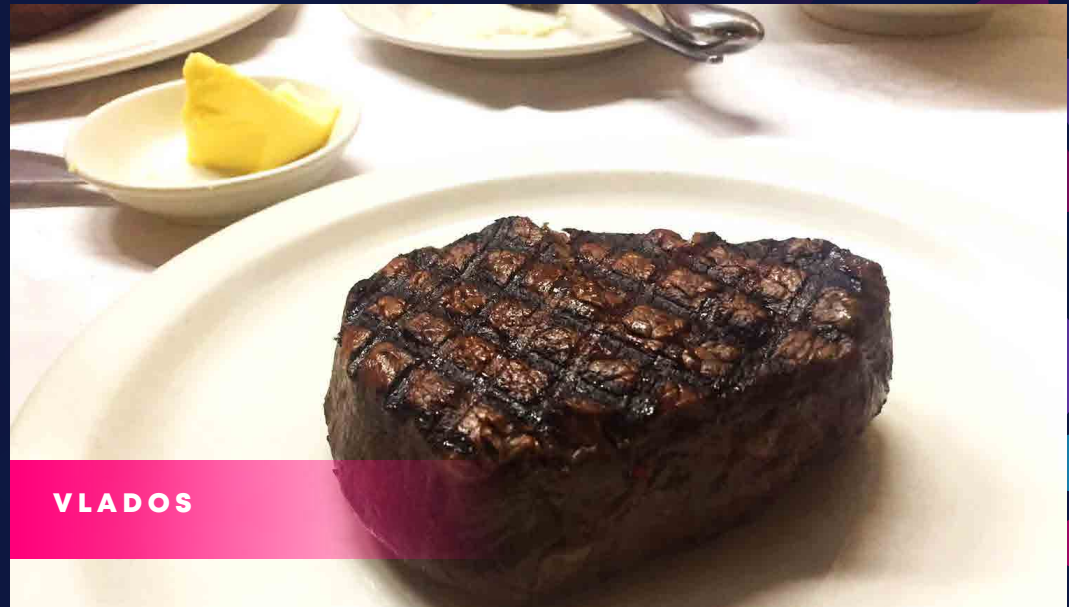




BRIDGE RD.



RICHE



VLADOS



BISSEL B



SCHNITZ



SUBWAY



FIFTY ACRES



TODCO

424
BRIDGE ROAD

PROPERTY

GARDNER STREET

PALMER STREET

BRIDGE ROAD

HUNTER STREET





3121





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





AWARDED TOP 5 BURGERS
IN MELBOURNE
2016

2016 BEST
BURGERS
IN MELBOURNE

2016
2016

3121

Under 18?
No supply

Intoxicated?
Drunk?
Disorderly?

It's against the law
to supply alcohol to
anyone under 18 years of age.
Penalty: 12 months imprisonment
or a fine of \$12,000.

It's against the law
to supply alcohol to
anyone who is intoxicated,
drunk or disorderly.
Penalty: 12 months imprisonment
or a fine of \$12,000.

WINNING NOT ONCE, BUT TWICE!

What's better than getting all the equipment of a successful café hot spot for free... getting the existing goodwill from the business and social media accounts with over 40,000 followers on Facebook & Instagram!

Three One 2 One was once one of Richmond's most iconic locations. Renowned for their 'freak shakes' & award winning burgers.

Today we are offering the opportunity to capitalise on all this existing goodwill – or simply start fresh, with one of Bridge Road's finest retail opportunities – all on an affordable budget!

Featuring.

- Highly sought after double fronted shop front of circa 10 meters
- Brilliant corner location with immense opportunities
- Expansive glass frontage onto Bridge Road with folding windows & doors
- Fully fitted & ready to go with all cooking equipment, tables, chairs etc...
- Existing goodwill of the renowned Three One 2 One business name & social media accounts with over 40,000 followers
- 107m²*
- Undercover car park at rear

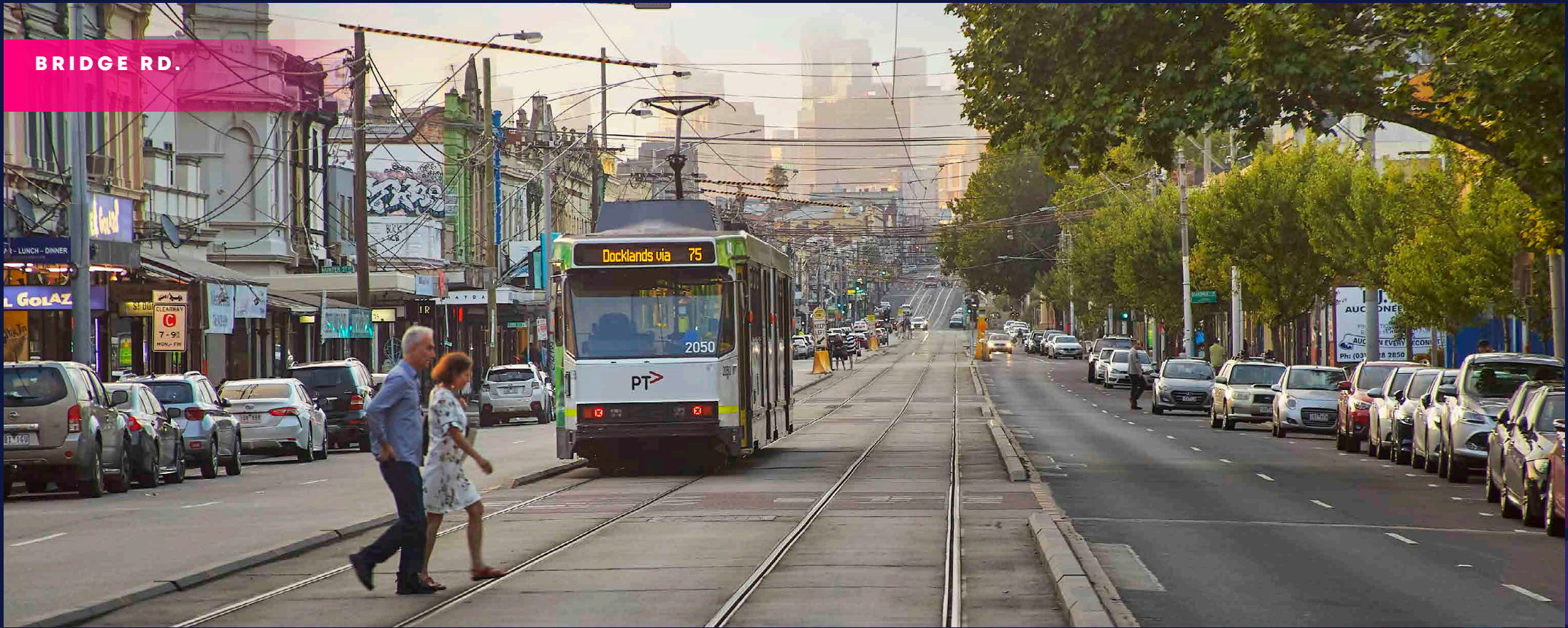
This is one of those opportunities that doesn't come around often. We've sold and leased numerous shops with existing equipment, this will be the one of the few with the existing goodwill of a business as successful as this one.

All that's left is to see who will take advantage of this all!

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



BOUZY ROUGE





LARGE VEHICLES ADVISED NOT TO ENTER

花甜餐厅 *Bonsai Bali*

HOME DELIVERY
FULLY LICENSED & KYD (KITCHEN ONLY)
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We have a team of highly trained staff who will ensure your clothes are cleaned to perfection.

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24/7 ACCESS

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P.5
2P 6:00 - 11:45

glow
TAIWANESE CAFE
台湾小吃



424
-
426

BRIDGE ROAD
LEASE

TENANT
None

424 BRIDGE









CARLTON
DRAGON

Pokies

TAB

LOCAL'S
Hour
DRINK UP TO 50%
OFF ON 48 SCHOONERS
BY THE SEA

North Balwyn 48

3027

PT

Summer
Mixer!

SHAKE UP
DRESSER

GOING
GOING
GONE

GOING GOING GONE

PT
21

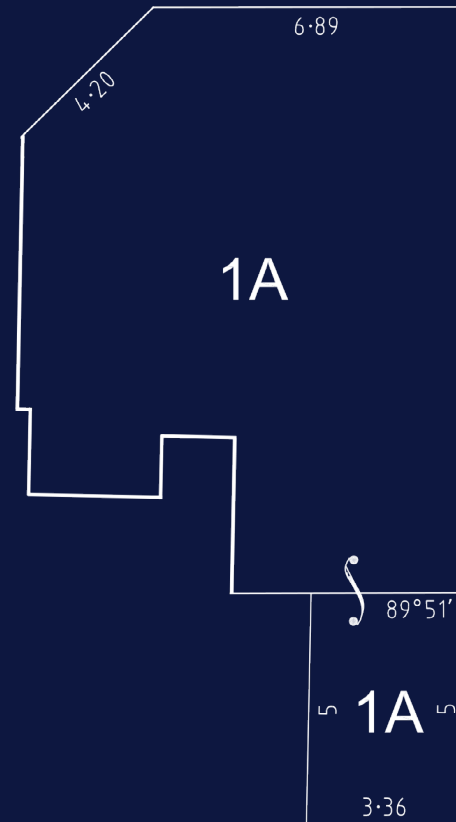
BURNING

Auction

424
-
426

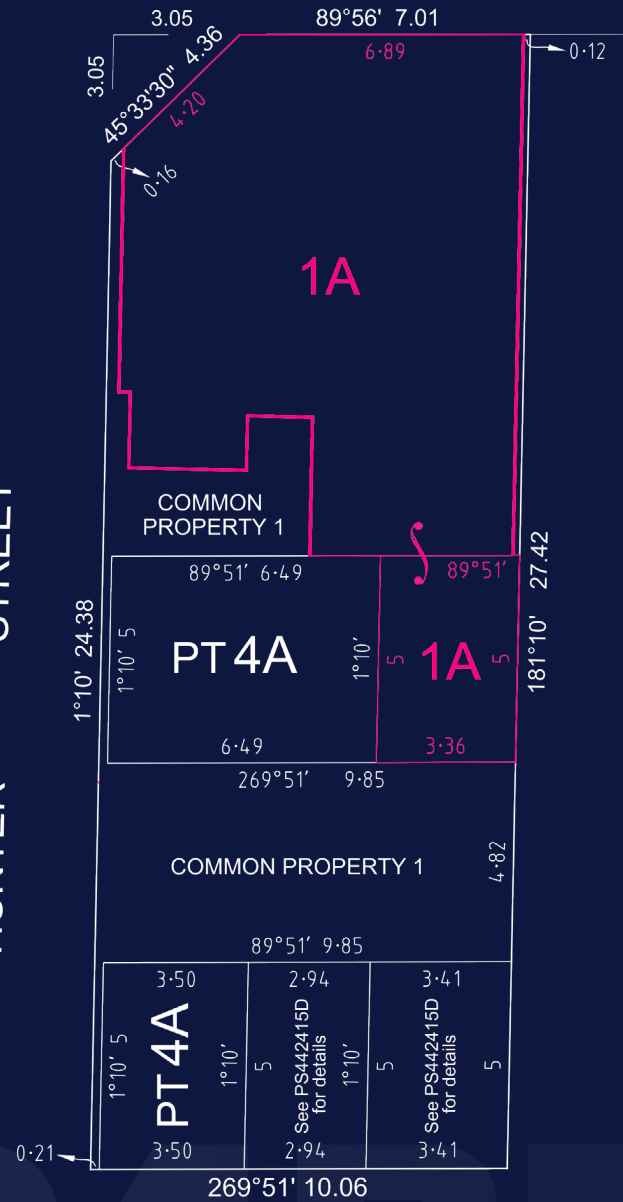
BRIDGE ROAD
TITLE

SITE
107 m²



BRIDGE ROAD

HUNTER STREET



424 BRIDGE

GYOZA-GRILL

LADYBOY

dining + bar

SAKE & BAR

BLINQ
BEAUTY

GELATO
AND
FROZEN
YOGURT

045 WVA





SAKE GINZA

CHRISTMAS SAKE GIFT

Follow Us on

Gift wrapping Available

Would you like to try Free

396

志文

志文

KIRIN PURE TASTE

HYBRID

424
-
426

BRIDGE ROAD FLOOR PLAN

BUILDING
107 m²

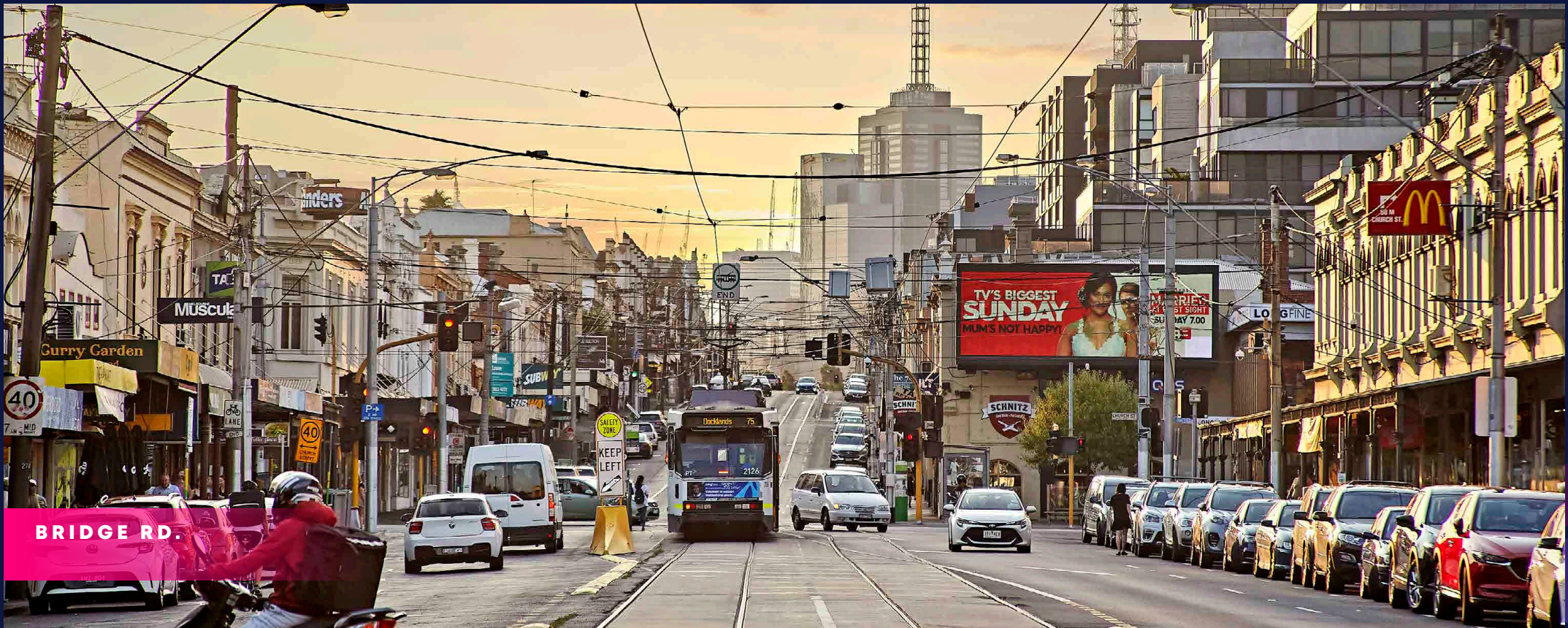


BRIDGE ROAD

HUNTER STREET



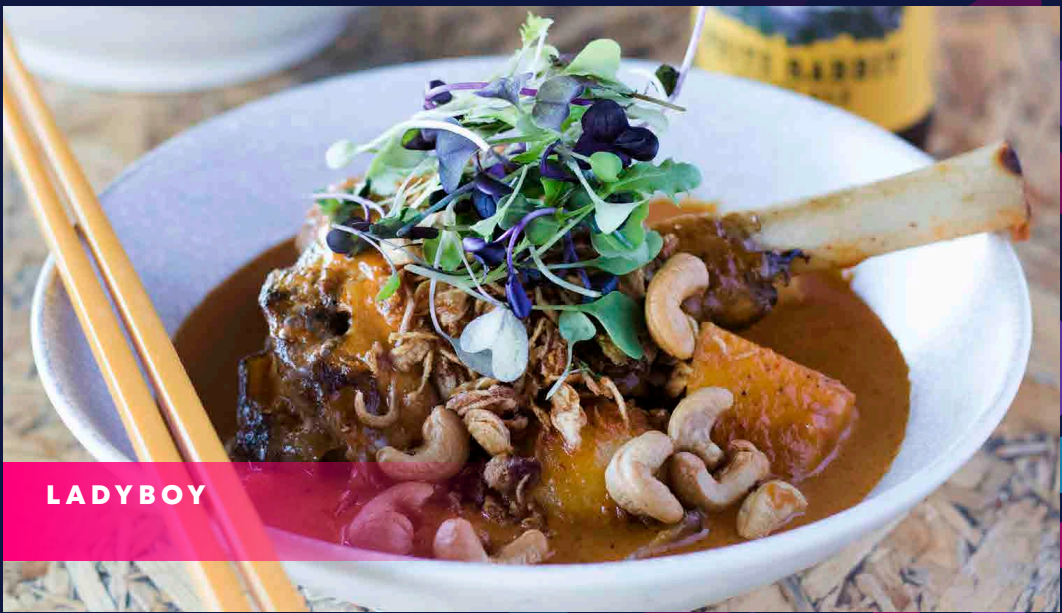
424 BRIDGE



BRIDGE RD.



MISTER MINH



LADYBOY

LITTLE FRENCHIE
& CO



TOUCHWOOD



LUMBERJACK



MINAMISHIMA



ANCHOVY





FOUR TWO FOUR 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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