



FOUR SIX SIX BRIDGE ROAD



RICHMOND



T.M. CARDS
CARDS
DRINKS

BOUZY ROUGE

360

ORIENT FOODS
ASIAN RESTAURANT & TAKEAWAY

HAFEZ
Persian Restaurant

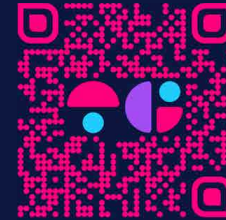
HAFEZ

UNIQUE EVENT SPACES
FREE ROOM HIRE
9422 4348

466 BRIDGE ROAD RICHMOND

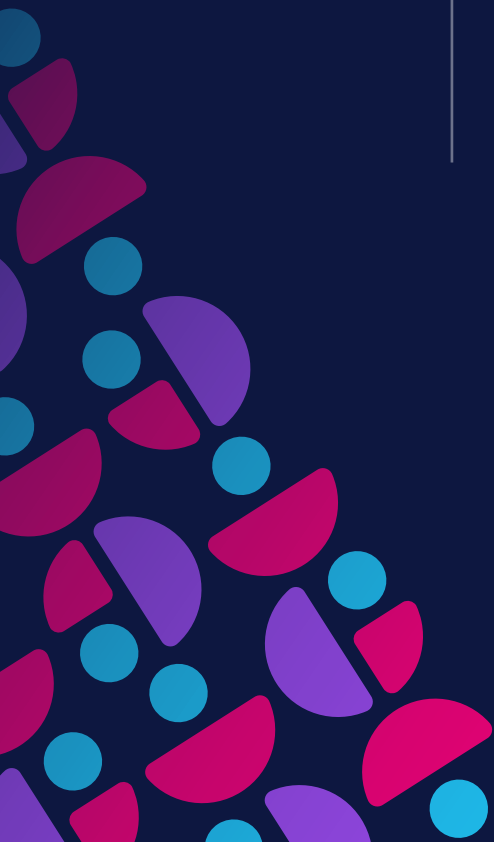
Offered for Sale by Negotiation

INCOME	\$70,000pa + og's + GST
TERM	5 Years
COMMENCEMENT	14 June 2024
OPTION	5 Years
REVIEWS	4%pa - Market @ Option
SITE	160m²
BUILDING	190m²
PARKING	1 Car Park



**SCAN FOR
WEB LISTING**

BBR





CARLTON HOTEL

SAD EAGLE HOTEL

SAFETY ZONE

KEEP LEFT

LANE

CLOCK TOWER

BRIDGE RD.

FOUR SIX SIX
BRIDGE ROAD

- PROPERTY
- BRIDGE RD. LIFESTYLE STRIP



TODCO

Vadoo

TOFUSHOP

Esworth HealthCare

OSTER

FIFTY ACRES

MS.PEACHY

BENDON

CITIZEN'S PARK

BISELB

endota spa

RICHMOND HIGH SCHOOL

[AQUILA]

GROUND FITNESS

JAIQUES

SuperSaver

coles

SUBWAY

SCHNITZ

SMOKEY CHOOKS

CHEMIST WAREHOUSE

R

Richè

BOQ

BOQ

ST

Harvey Norman

Libsons DELI

adairs

Anchovy

MISTERMINH

LADYBOY

BURNLEY STREET

FRITZ GELATO

THREE ONE 2 ONE

3IDIOTS

Dan Murphy's

minamishima

Perini

TOUCHWOOD

MITRE 10

IGA

Burnley

Officeworks

THE BRIDGE HOTEL

BRIDGE ROAD

ALL WEATHER
COURT YARD
PRIVATE FLOOR
FOR FUNCTIONS



470

BOUZY ROUGE

- UNIQUE
- SPACES
- TAPAN
- BAR
- NO FOP'S
- COURTYARD



UNIQUE EVENT SPACES
FREE ROOM HIRE
9429 4348

360

360





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.

bukuri

466

Managing Agents
mpomosa
9429 4800





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.

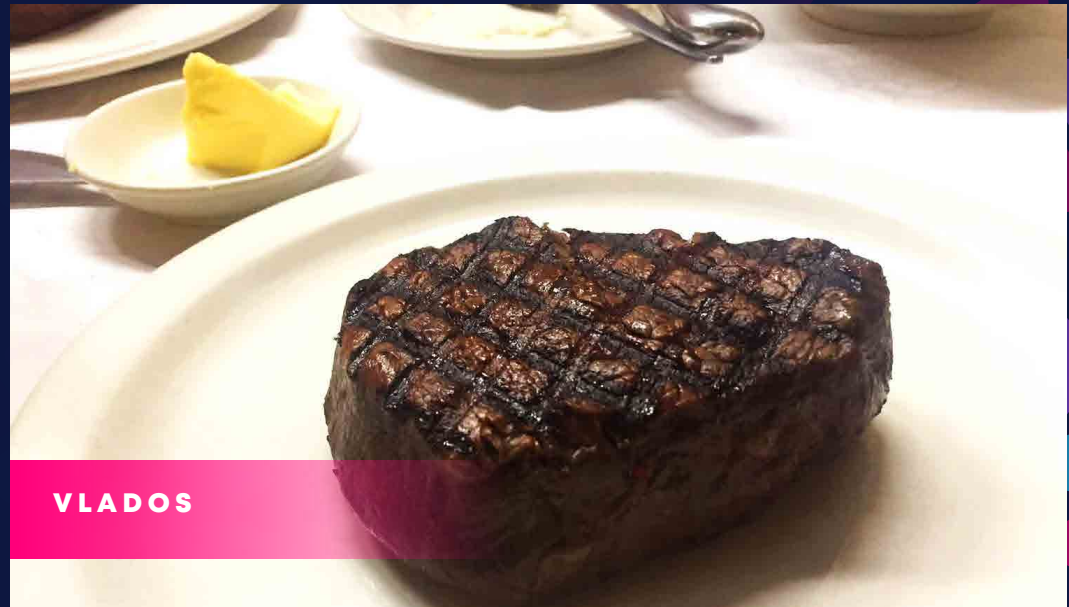




BRIDGE RD.



RICHE



VLADOS



BISSEL B



SCHNITZ



SUBWAY



FIFTY ACRES



TODCO

466
FOUR SIX SIX
BRIDGE ROAD

PROPERTY

GARDNER STREET

PALMER STREET

BRIDGE ROAD







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





BRIDGE ROAD INVESTMENT PERFECTION

Words simply don't do this shop & dwelling any justice.

466 Bridge Road is arguably the best shop & dwelling on Bridge Road. Fully renovated from head to toe, virtually nothing original remains. It's just been leased on a new 5 x 5 year term, securing your future rental income. This is truly a set and forget!

We've called Bridge Road home for the last 35 years – we know it better than anyone else and know a steal when we see one!

Featuring.

- Fully renovated– including new roof, new ceilings, fully repainted, new air conditioning, new lighting, new wiring, new kitchens, new amenities etc...
- Frameless glass shop front
- Polished timber floor boards
- Contrast exposed brick wall
- Separate access for ground floor retail space and first floor dwelling
- Securely leased on a brand new 5 x 5 year Lease from 14 June at \$70,000 per annum + outgoings + GST
- 4.0% per annum reviews – market at option
- Site 160m²
- Building 190m²
- Parking 1 Car

Do yourself a favour, come and inspect... Then you'll truly appreciate what a perfected investment looks like.

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







SAKI GINZA



志文



396
41

466

BRIDGE ROAD LEASE

TENANT

Bukuri Richmond Pty Ltd

TERM

5 Years from 14 June 2024

FURTHER TERMS

One further Term of 5 Years

RENT

\$70,000 per annum + outgoings + GST

REVIEWS

4% Per Annum

Market Review at Option

466 BRIDGE







LARGE VEHICLES ADVISED NOT TO ENTER

花甜餐厅 *Bonsai Bali*

HOME DELIVERY
FULLY LICENSED & KYD (KITCHEN ONLY)
PH: 9429 9937

AT YOUR SERVICE
We have a team of highly trained staff who will ensure your clothes are cleaned to perfection.

ON THE SPOT DRY CLEANERS

24/7 ACCESS

7:30
P.5
2P
11.4

glow
TAIWANESE CAFE
台湾小吃

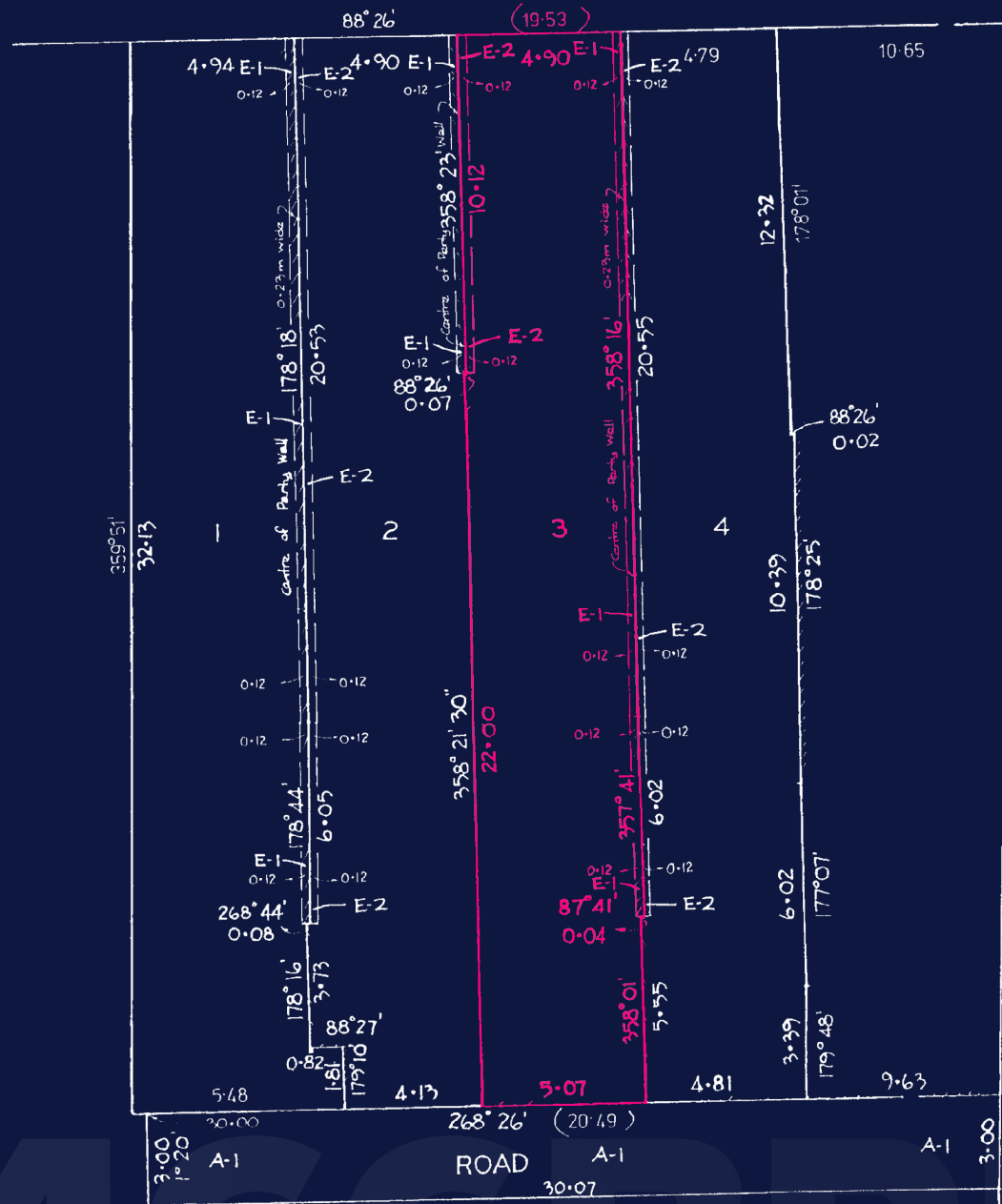
goget

24/7



BRIDGE

ROAD



STREET

NEPTUNE

466BRDG

GYOZA-GRILL

LADYBOY

dining + bar

SAKE & BAR

BLINQ BEAUTY

GELATO
AND
FROZEN
YOGURT

045 WVA





466

BRIDGE ROAD FLOOR PLAN

GROUND FLOOR

115 m²

FIRST FLOOR

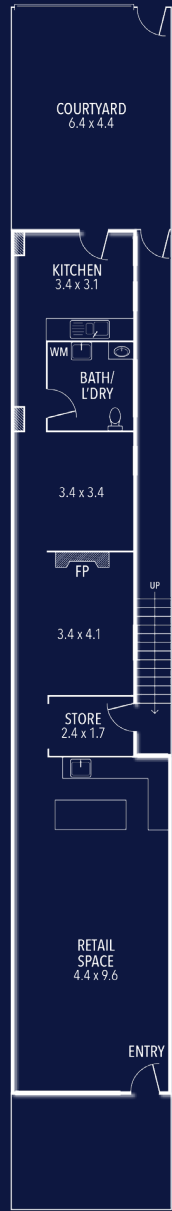
75 m²

TOTAL

190 m²



LAYOUT



GROUND
FLOOR



FIRST
FLOOR



BRIDGE RD.



MISTER MINH



LADYBOY

LITTLE FRENCHIE
& CO



TOUCHWOOD



LUMBERJACK



MINAMISHIMA



ANCHOVY





FOUR SIX SIX 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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