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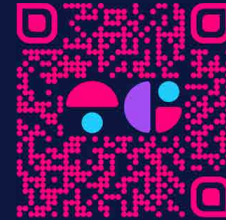
THREE NINE THREE
BRIDGE ROAD



RICHMOND



393 - 395 BRIDGE ROAD
RICHMOND

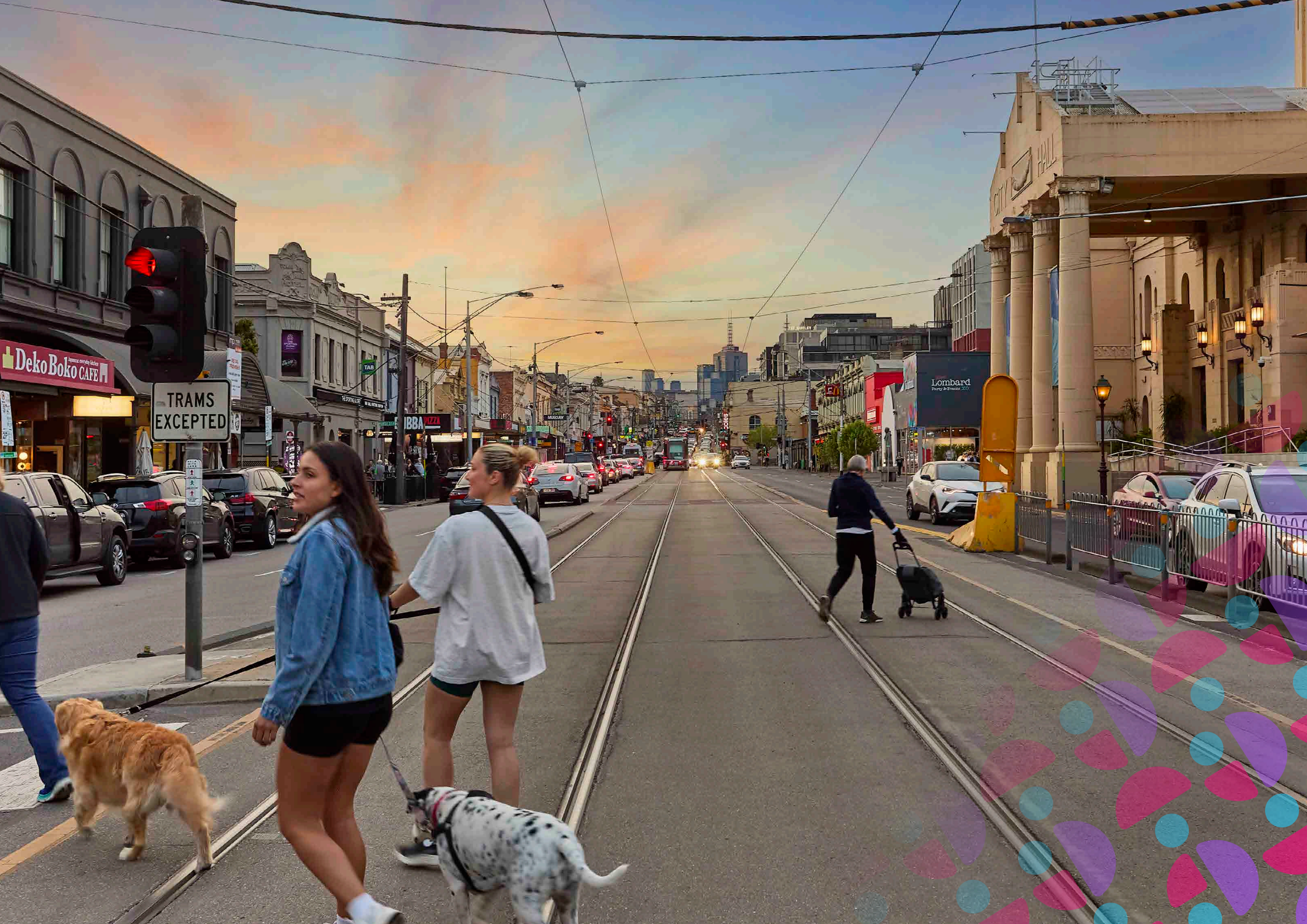


**SCAN FOR
WEB LISTING**

Offered for Sale by Negotiation

INCOME	\$303,411.72 per annum + outgoings + gst at November 2024
TERM	Monthly
NOTICE	Either party to provide 90 days notice to terminate
SITE	760m²

BBR



Deko Boko CAFE

TRAMS EXCEPTED

Lombard



BR

THREE NINE THREE
BRIDGE ROAD

- PROPERTY
- BRIDGE RD. LIFESTYLE STRIP



CHURCH STREET

COPPIN STREET

- Mt View HOTEL
- Vladimir
- OSTER
- FIFTY ACRES
- TOFULICIOUS
- Epworth HealthCare
- TOFUSHOP
- TODCO
- gorman
- BISSELL
- ANNIE LEWIS
- BENDON
- love letter
- THE MOTLEY
- MENZCLUB
- RiChé
- MR.T
- DEMARIA'S GROCER
- CORE PLUS
- coles
- SUBWAY

- RICHMOND REPUBLIC
- Georgie Boy
- UBX
- WABI SUSHI
- COBB LANE
- MAZI
- ELLA
- BONDS
- ON DA
- priceline pharmacy
- THE SPORTING GLOBE
- Au
- CHEMIST WAREHOUSE
- OUR TERROIR
- SMOKEY CHOOKS
- ST J
- HAYASHI
- PAPER PLATE
- Labuan DELI
- BARBEQUES GALORE
- Collection Bar
- FITNESS XO
- FRITZ GELATO
- Anchovy
- MISTERMINH

BRIDGE ROAD



CITIZENS PARK

RICHMOND HIGH SCHOOL

JAQUES





SIXT

ONE WAY TO PERS

40
KMPH

RENT CARS SUVS UTES
SIXT
THROCKS
RENT CARS

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.



SIXT

SIXT

RENT
CARS
SUVS
UTES
TRUCKS
WITH SIXT

SIXT
RENT A CAR
AUTO CAR
RENTALS

SEE more
on the next stop

THE FOOT
STATION

BRAND
NEW
SIXT

SIXT

COPPIN ST

TAKING
PAYMENTS
IS JUST THE
BEGINNING

GIVE
WAY
TO
PEDES

CHURCH
GREEN WINGED WOODPECKER
VIETNAMESE CHURCH

SIXT



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.

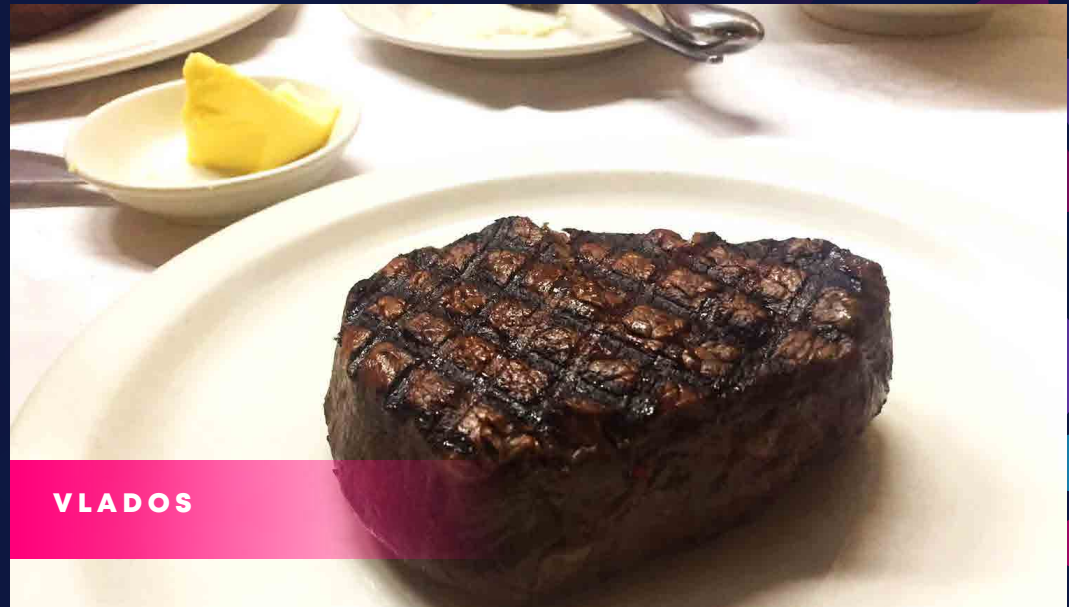




BRIDGE RD.



RICHE



VLADOS



BISSEL B



SCHNITZ



SUBWAY



FIFTY ACRES



TODCO

BR

THREE NINE THREE
BRIDGE ROAD

● PROPERTY

● BRIDGE RD.
LIFESTYLE
STRIP

Mt View
HOTEL

Vladco
FIFTY ACRES

OSTER

FIFTY ACRES

TOFULICIOUS

Edwards HealthCare

TOFUSHOP

TODCO

gorman

BISSELL

ANNIE LEWIS

BENDON

love letter

THE MOTLEY

MENZCLUB

Riche

MR.T

DEMARIA'S GROCER

COREPLUS

coles

SUBWAY

RICHMOND REPUBLIC

WABI SUSHI

Georgie Boy

CHURCH STREET

MAZI

UBX

COBB LANE

CITIZENS PARK

ON DA

ELLA

RICHMOND HIGH SCHOOL

THE SPORTING GLOBE

BONDS

CHEMIST WAREHOUSE

priceline pharmacy

SMOKEY CHOOKS

Au

OUR TERROIR

PAPER PLATE

SCHNITZ

DELTA

HAYASHI

Collection Bar

FRITZ GELATO

Anchovy

MISTERMINH



BARBEQUES GALORE

3IDIOTS

FITNESS XO

minamishima

Harvey Norman

TOUCHWOOD

adairs

LADYBOY

Dan Murphy's

Officeworks

heat&grill

COPPIN STREET

BRIDGE ROAD



SIXT

13SIXT

ZAN 910

feel the motion.

ZAG 600



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

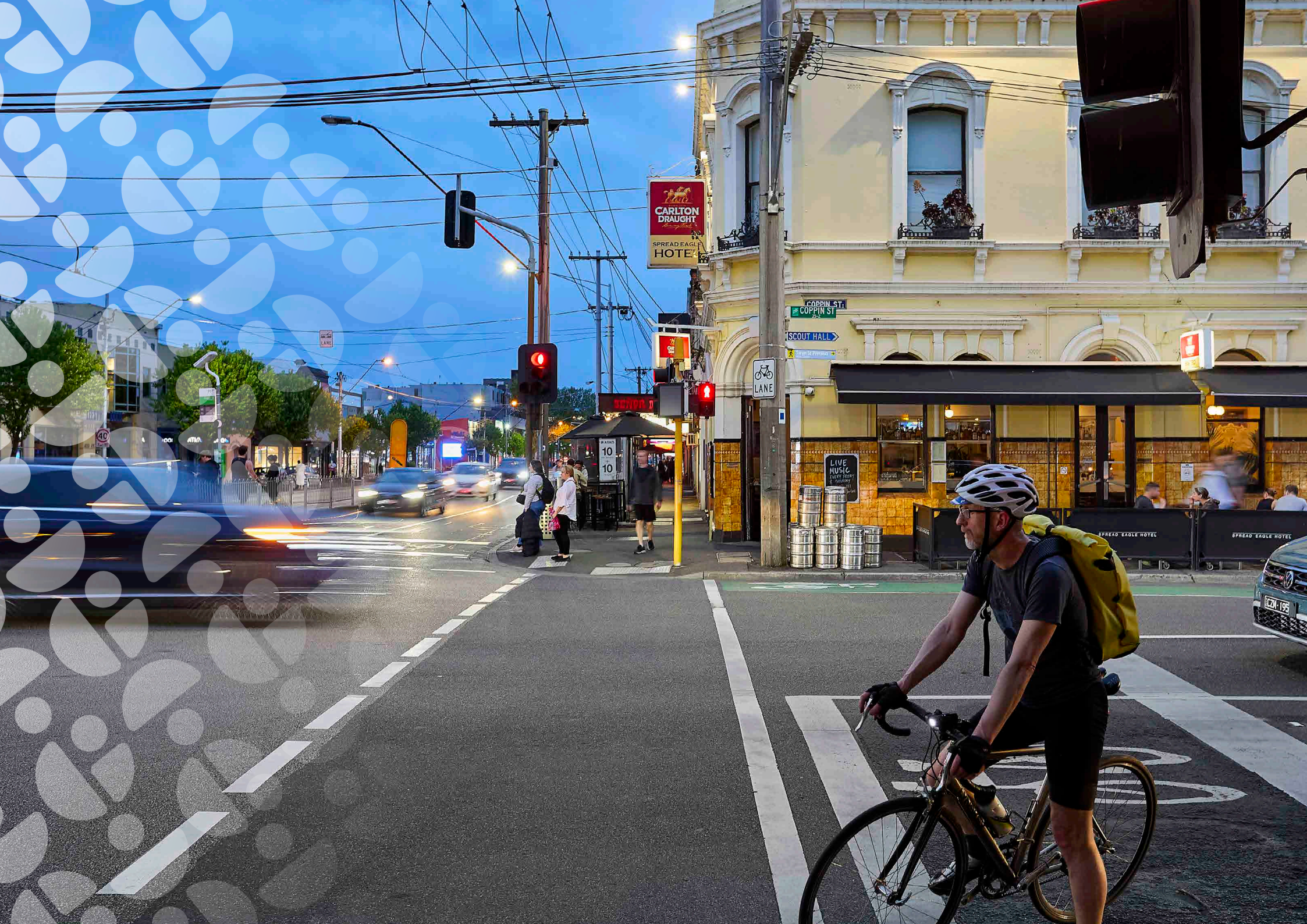
BAR

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



CARLTON DRAUGHT
SPREAD EAGLE HOTEL

COPPIN ST
COPPIN ST

SCOUT HALL

BICYCLE LANE

SEVEN 7

10
10

LIVE MUSIC

SPREAD EAGLE HOTEL

SPREAD EAGLE HOTEL

VCZM-198

Bridge Rd *Sawdrette*

353

mint
kitchens richmond

KITCHENS
BATHROOM
LAUNDRY
ALFRESCO
WARDROBES
CUSTOM CABINETRY

Bridge Rd Dental

DUNCAN
MCINTYRE

ZWU 516



DOWNSIZER PARADISE

There's a reason why residential sales records in Richmond are located along Bridge Road.

Swan Street's nightlife and late night venues are prolific but come at a cost - it's loud, it's busy, it's open all through the night and attracts a younger sector of the market. Bridge Road offers something different – it's packed with leading food and drink venues, a daytime professional and medical precinct, and a tranquil viewpoint rarely experienced with city fringe locations, all just a stone throws away from the MCG.

Apartments aren't just made here in numbers – they are made to be lived in. This attracts a different sector of the market, one that isn't going to the bank but instead looking for the next step in their life with larger apartments and the highest quality finishes and the sales rates to match.

If you're looking for a run of the mill development opportunity, this isn't it. If you're looking to shatter Richmond records and etch your name in the history books, there's no better site than **393 – 395 Bridge Road.**

What Bridge Road offers is unlike any other location in Richmond. It's downsizer paradise and just waiting to be taken advantage of!

The Details.

- 760m²*
- Rare near island, three street frontage development site
- DA approved plans for office scheme that can be re permitted to an 8 storey residential development (STCA)
- Existing envelope offers improvements transitioning from office to residential use and further maximisation of NLA efficiency
- Short term holding income with monthly lease

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

BRIDGE RD.



SMOKEY CHOOKS

HOSIE ST

HOSIE STREET
SENIOR CITIZENS CLUB

Silvia's

NO
ENTRANCE



CA COM BÁNH MÌ



BOWERBIRD



I LOVE DUMPLINGS



ST JAMES



SMOKEY CHOOKS



BURGETORY



THE COLLECTION





Fratellino

Frs

THREE NINE THREE
BRIDGE ROAD

PROPERTY



BRIDGE ROAD

COPPIN STREET

PALMER STREET

GRIFFITHS STREET



393
-
395

BRIDGE ROAD LEASE

TENANT

Lawrence Vic Pty Ltd trading as SIXT Australia

TERM

Monthly

RENT

\$303,411.39 per annum plus outgoings plus GST

REVIEWS

\$315,547.84 per annum plus outgoings plus GST at November 2025

NOTES

Either party can terminate the Lease with 90 days written notice

393 BRIDGE



Fratellino

CLEARWAY
7-9 PM
MON-FRI

40
7 AM - MID NIGHT

BICYCLE
LANE
7-9 PM
MON-FRI

LANE

FEELING
GOOD

XO

FITNESS XO

LCYS-737

ZE 9CB

STANFORD BLOCK



DELICATESSEN

Barber Shop
CUT & SHAVE

PAPER PLATE



Barber Shop
Ph: 03 477 0171

flex





CARLTON
DRAGON

Pokies

TAB

LOCAL'S
Hour
DRINK UP TO 50% OFF
48 SCHOONERS
BY THE SEA
11-11 PM

North Balwyn 48

3027

PT

Summer
Mixer!

SHAKE UP
DRESSER

GOING
GOING
GONE

GOING GOING GONE

PT
21

BURNING

Auction

SO

GREEN MARKS

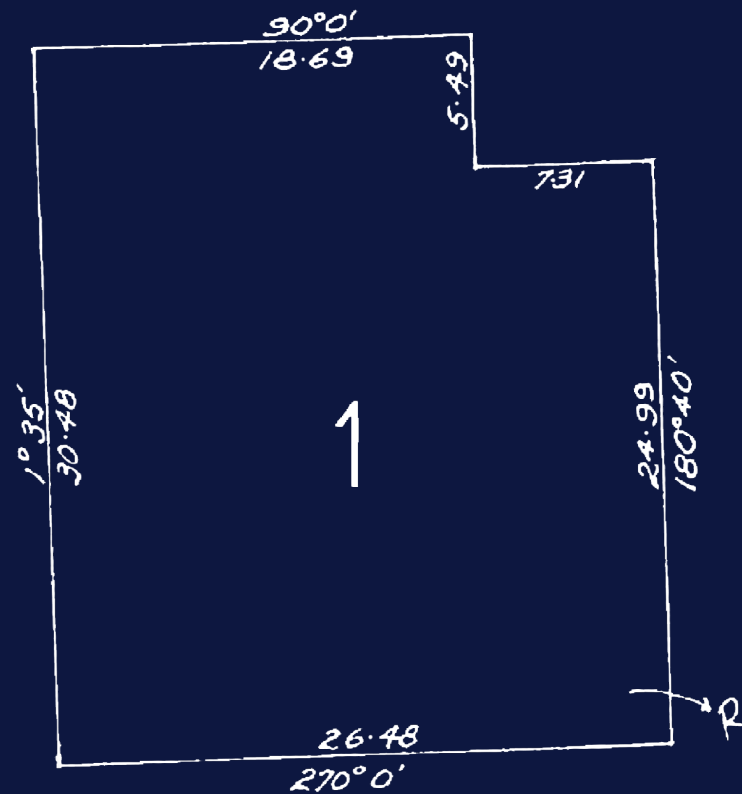
393

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395

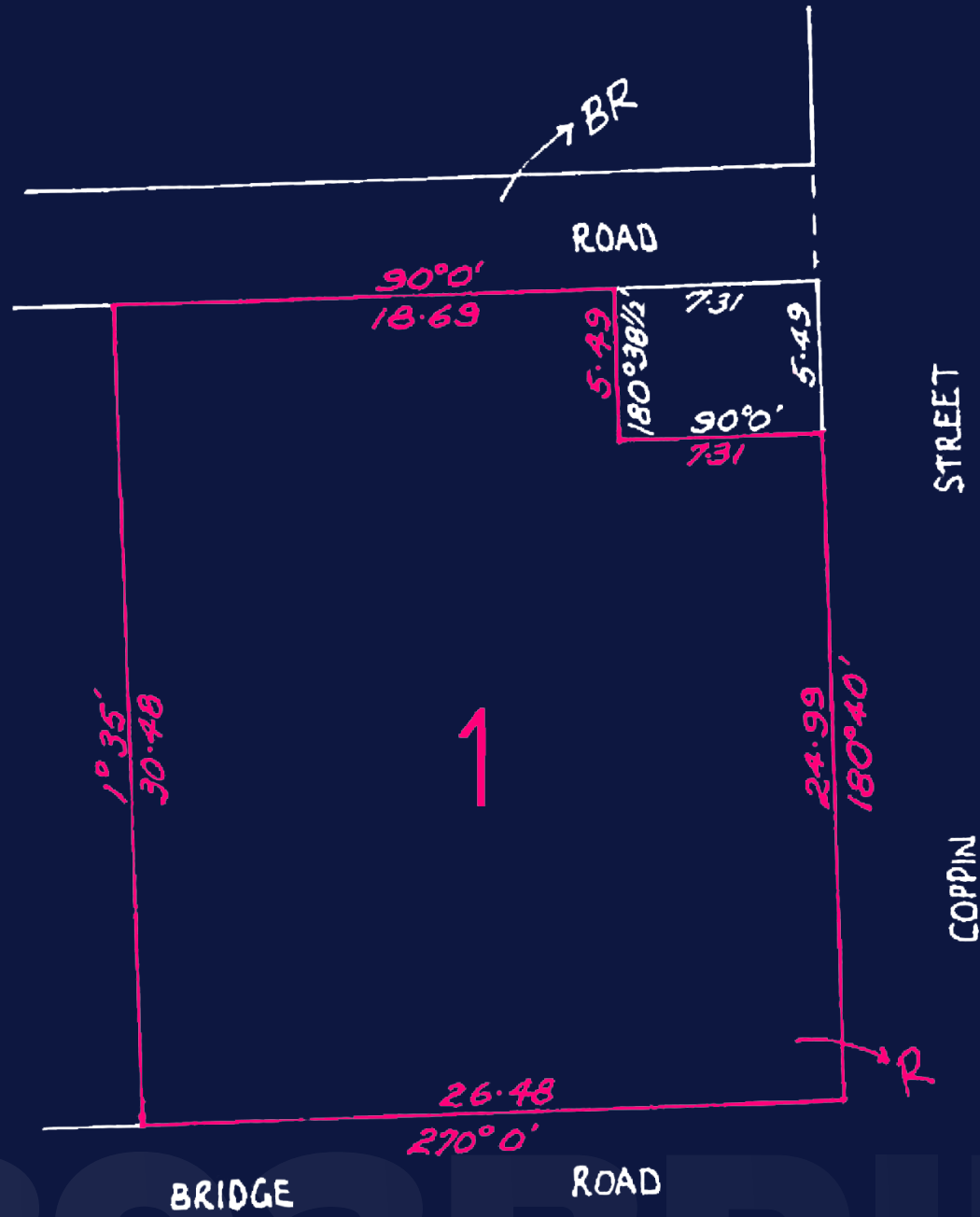
BRIDGE ROAD

TITLE



SITE

760m²







393

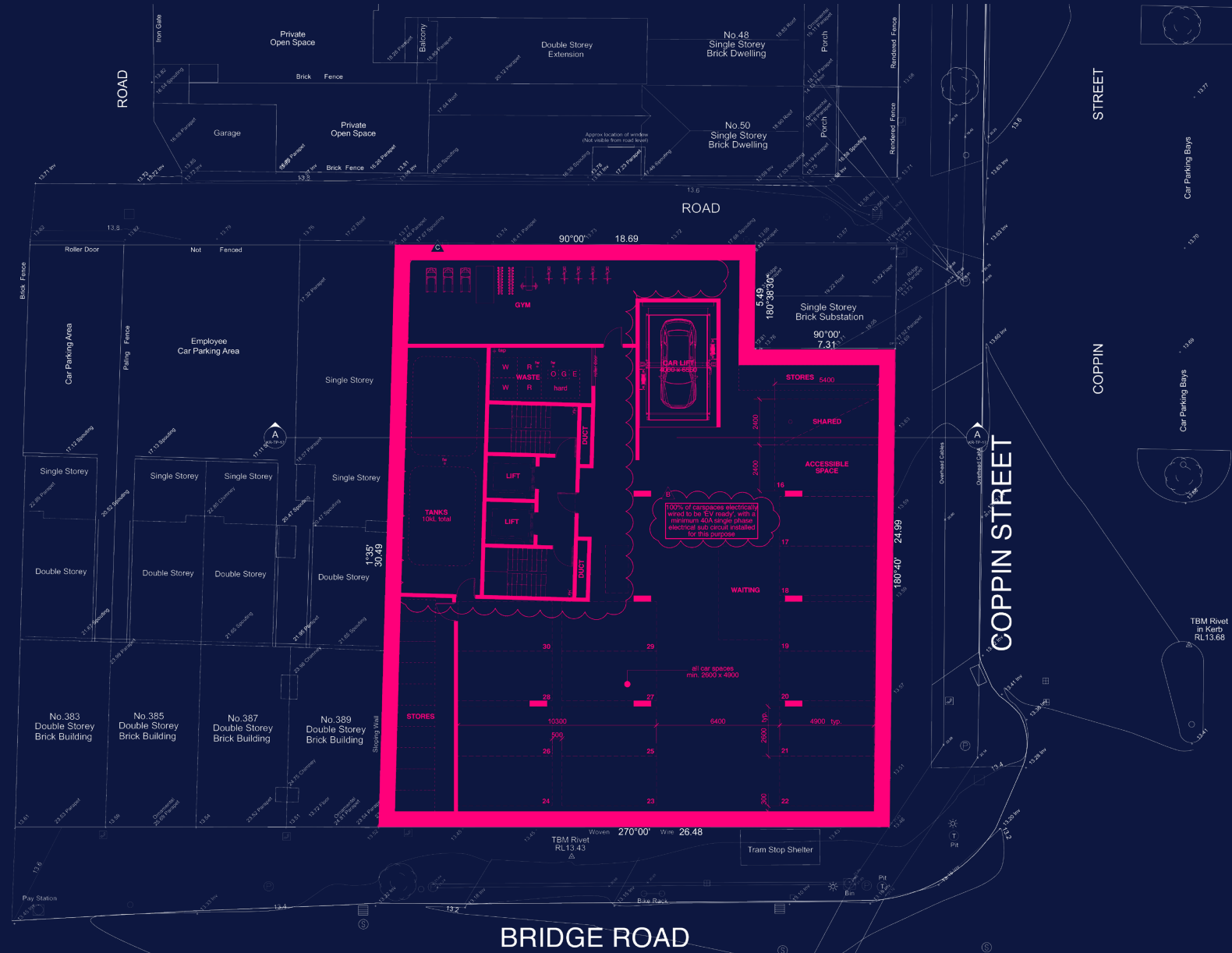
395

BRIDGE ROAD DEVELOPMENT PLANS



NLA

621m²



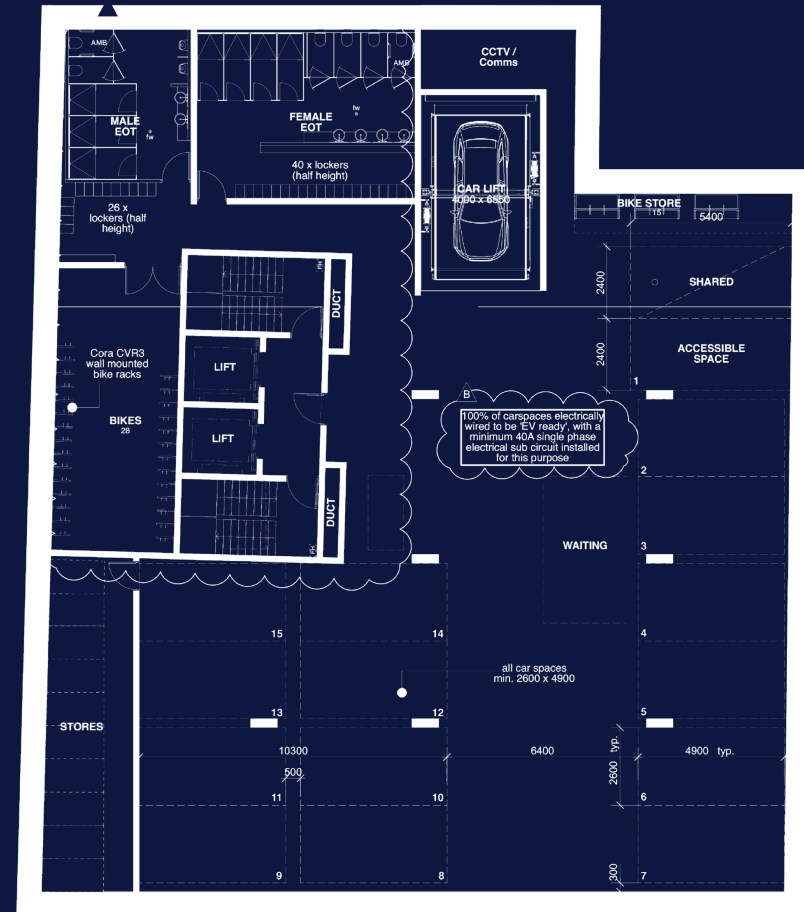
BASEMENT 2

303 BRIDGE

393

395

BRIDGE ROAD DEVELOPMENT PLANS



NLA

621m²



BASEMENT 1

393 BRIDGE

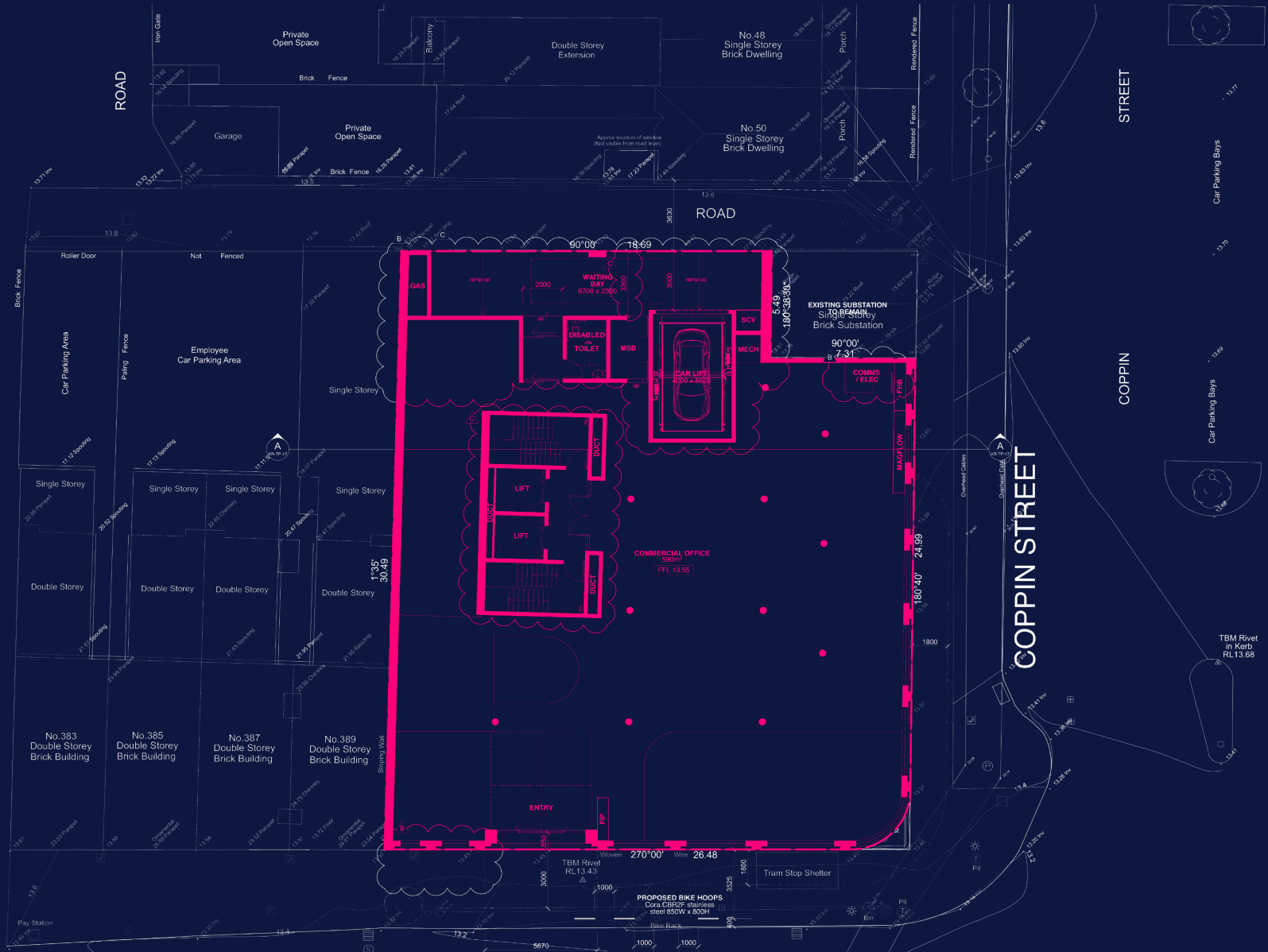
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BRIDGE ROAD DEVELOPMENT PLANS

NLA
590 m²





GROUND

393 BRIDGE

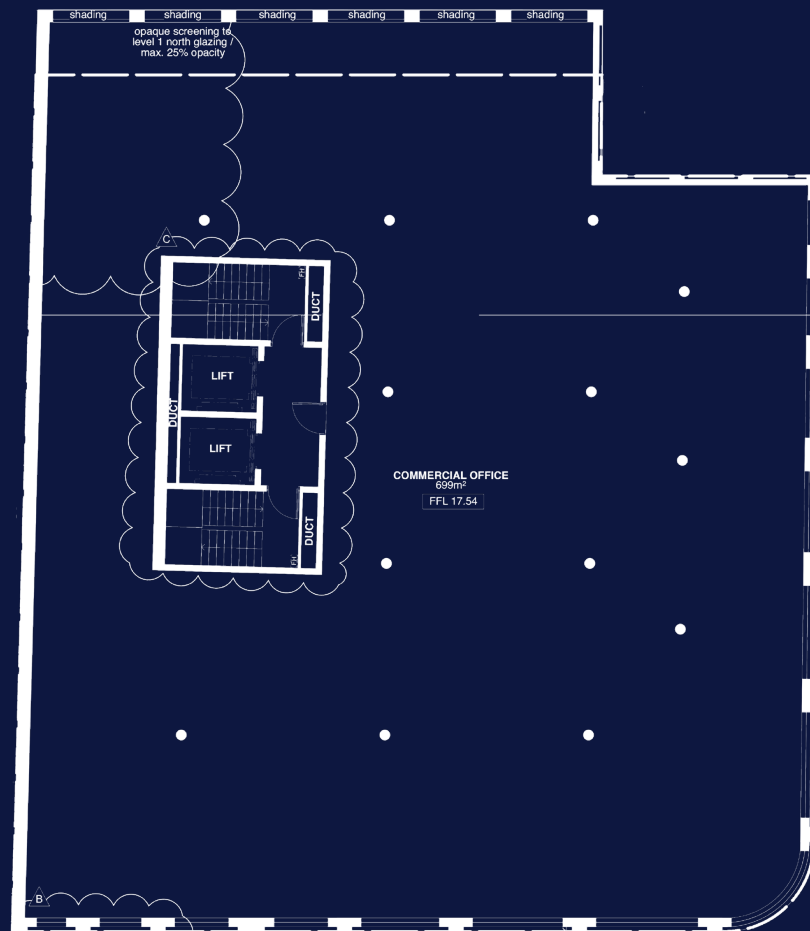
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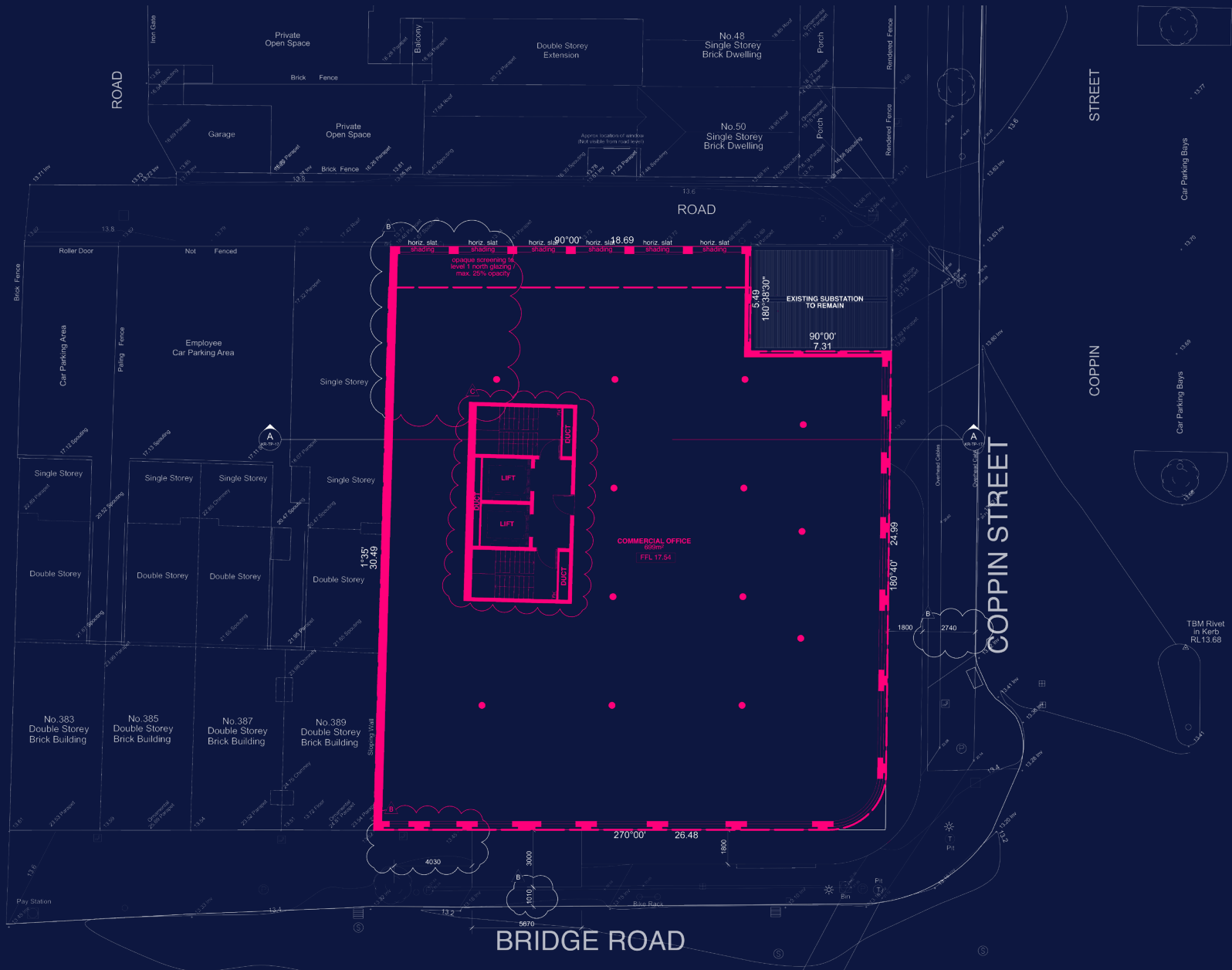
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BRIDGE ROAD DEVELOPMENT PLANS

NLA

699 m²





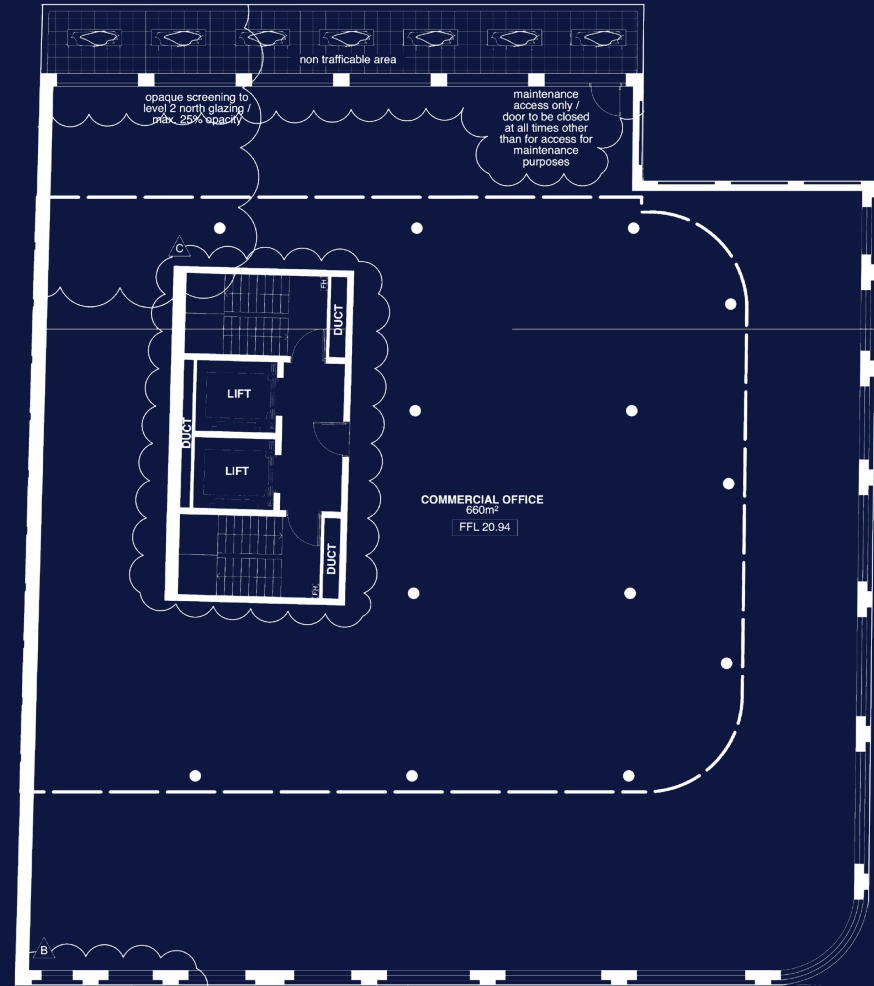
FIRST

393 BRIDGE

393

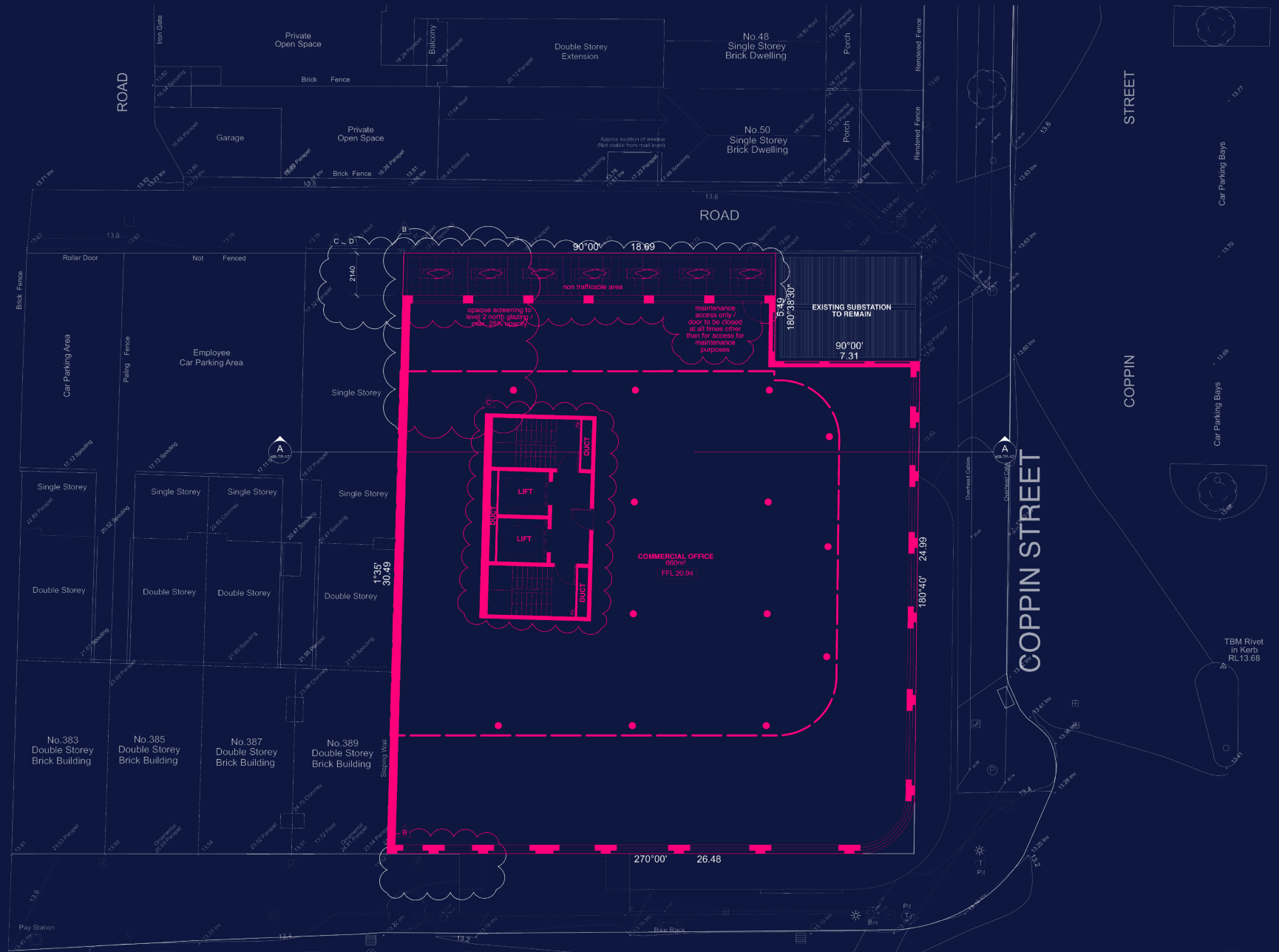
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BRIDGE ROAD DEVELOPMENT PLANS



NLA

660 m²



SECOND

BRIDGE ROAD

COPPIN STREET

393

395

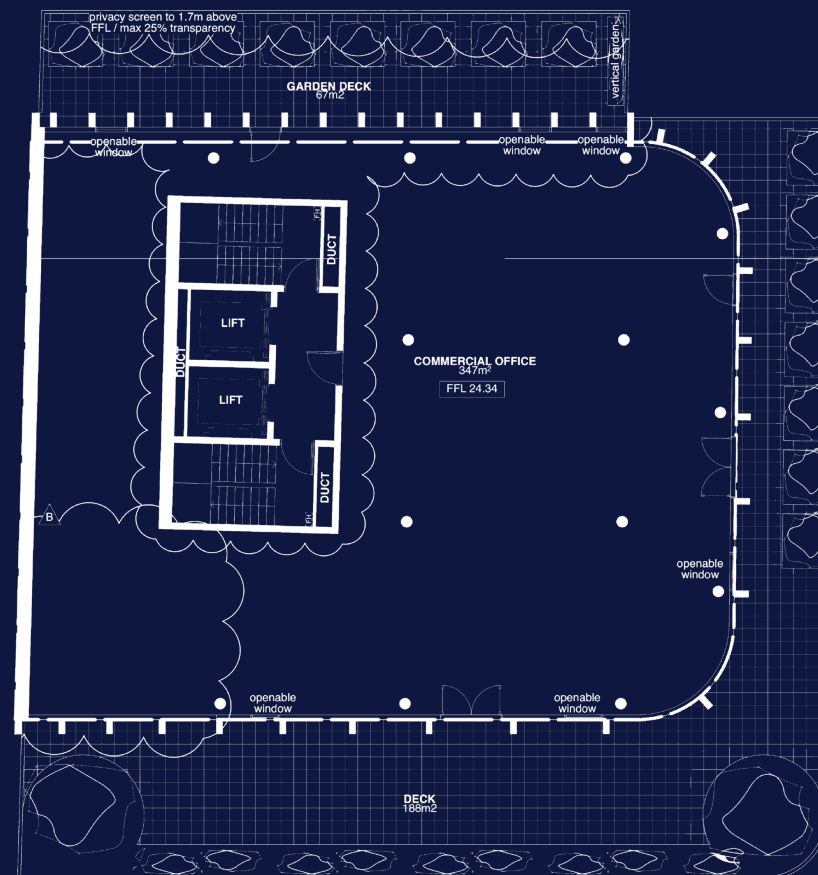
BRIDGE ROAD DEVELOPMENT PLANS

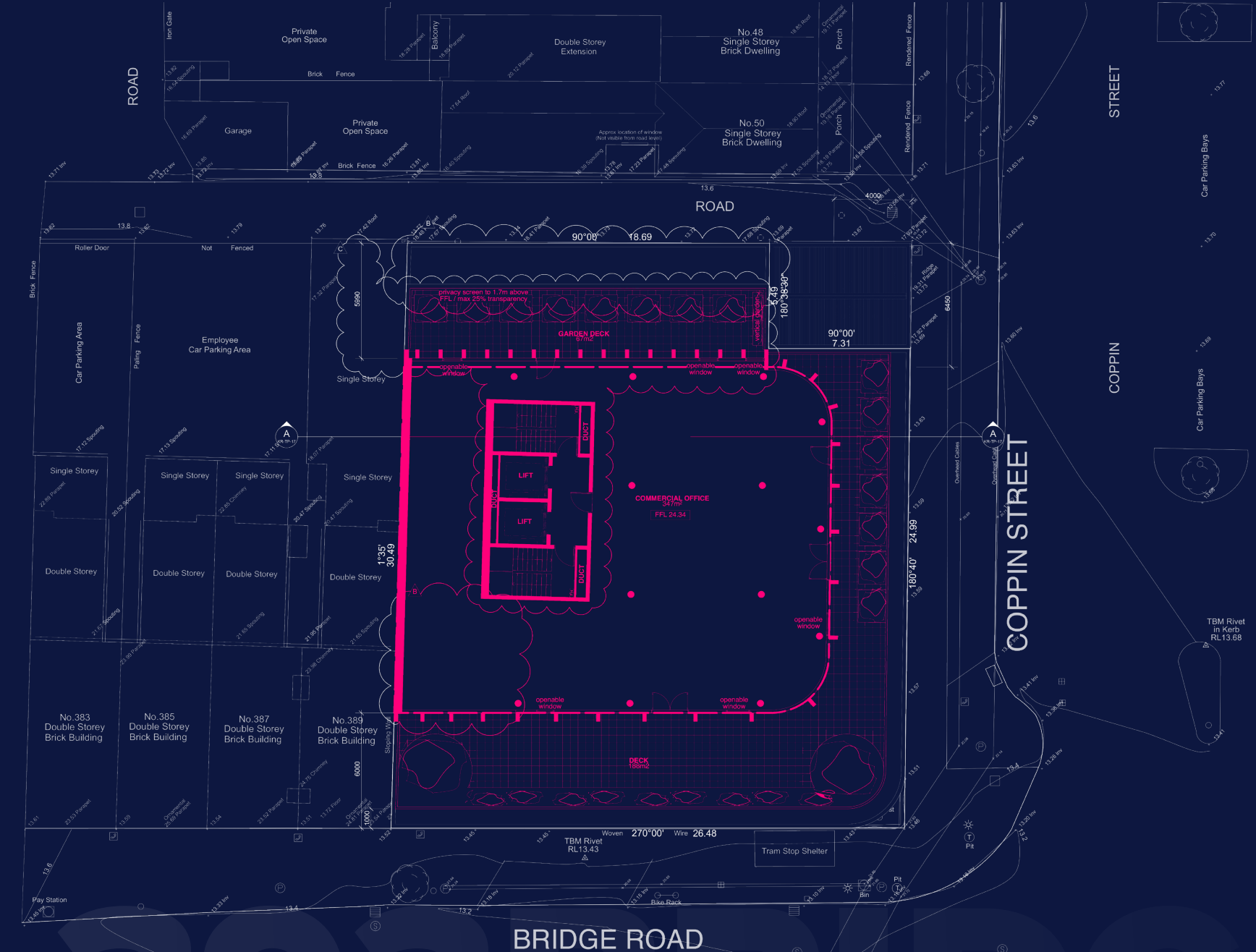
NLA

374 m²

DECK

255 m²





THIRD

BRIDGE ROAD

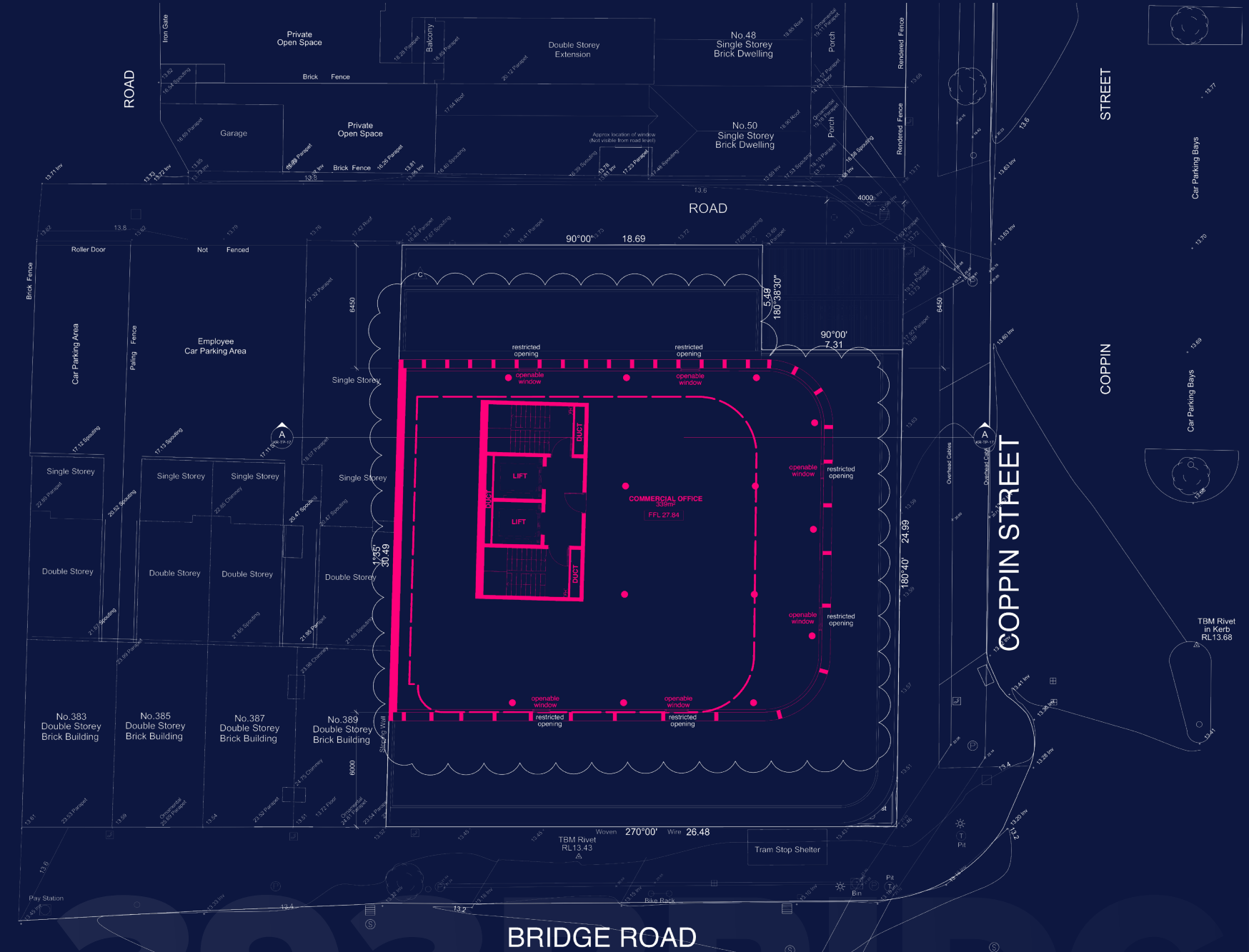
COPPIN STREET

ROAD

STREET

ROAD

ROAD



FOURTH

BRIDGE ROAD

COPPIN STREET

393

395

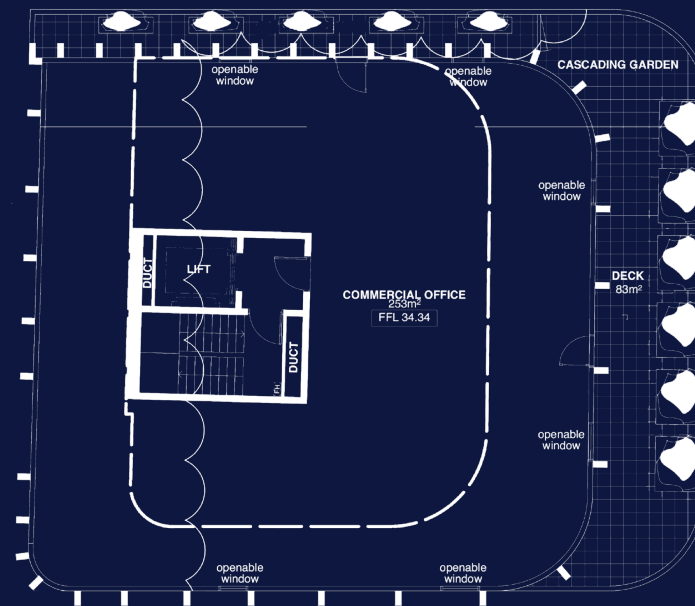
BRIDGE ROAD DEVELOPMENT PLANS

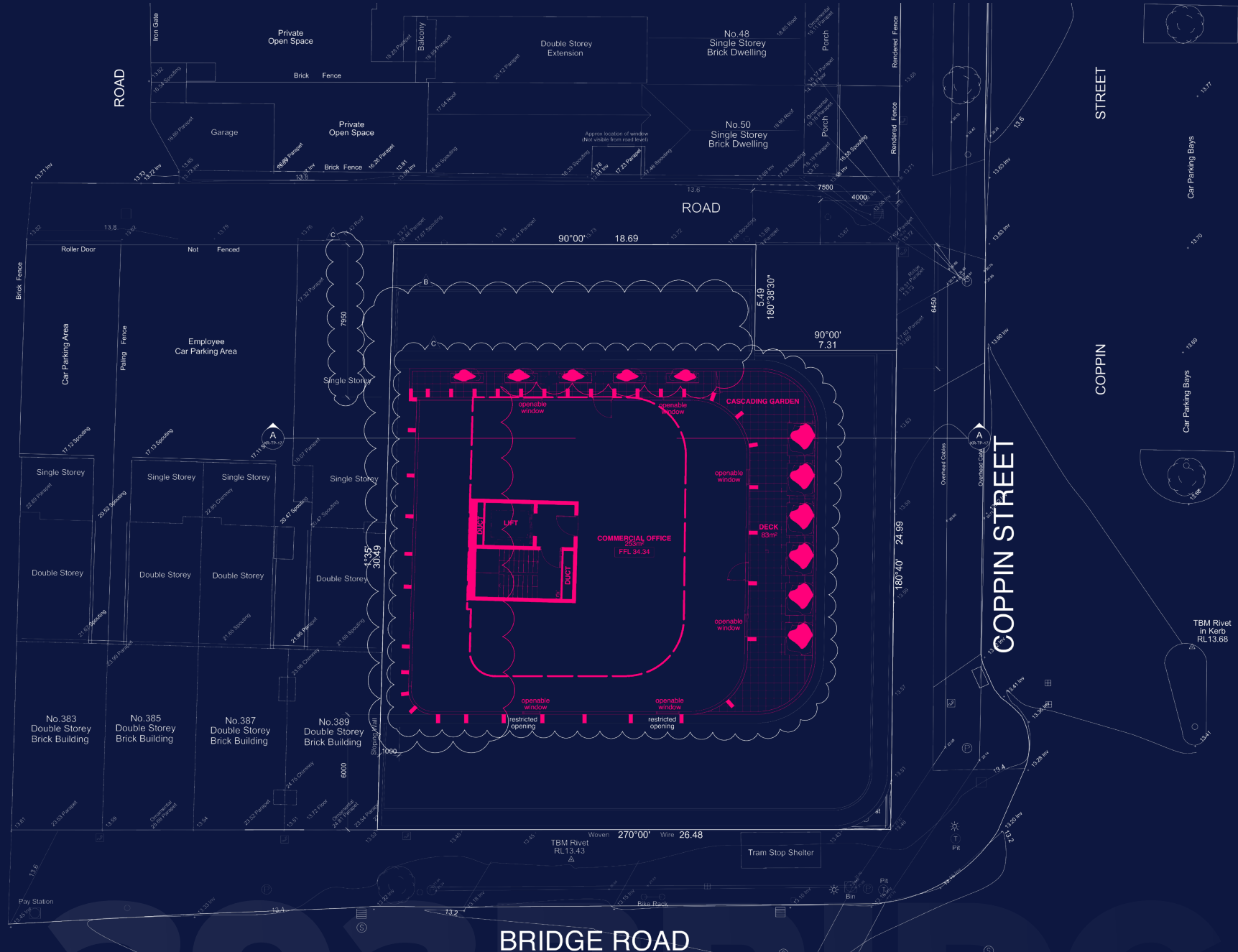
NLA

253 m²

DECK

83 m²





FIFTH

BRIDGE ROAD

COPPIN STREET

393

-

395

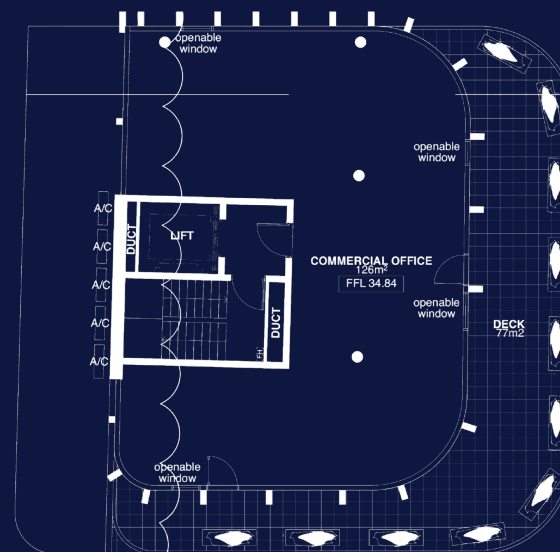
BRIDGE ROAD DEVELOPMENT PLANS

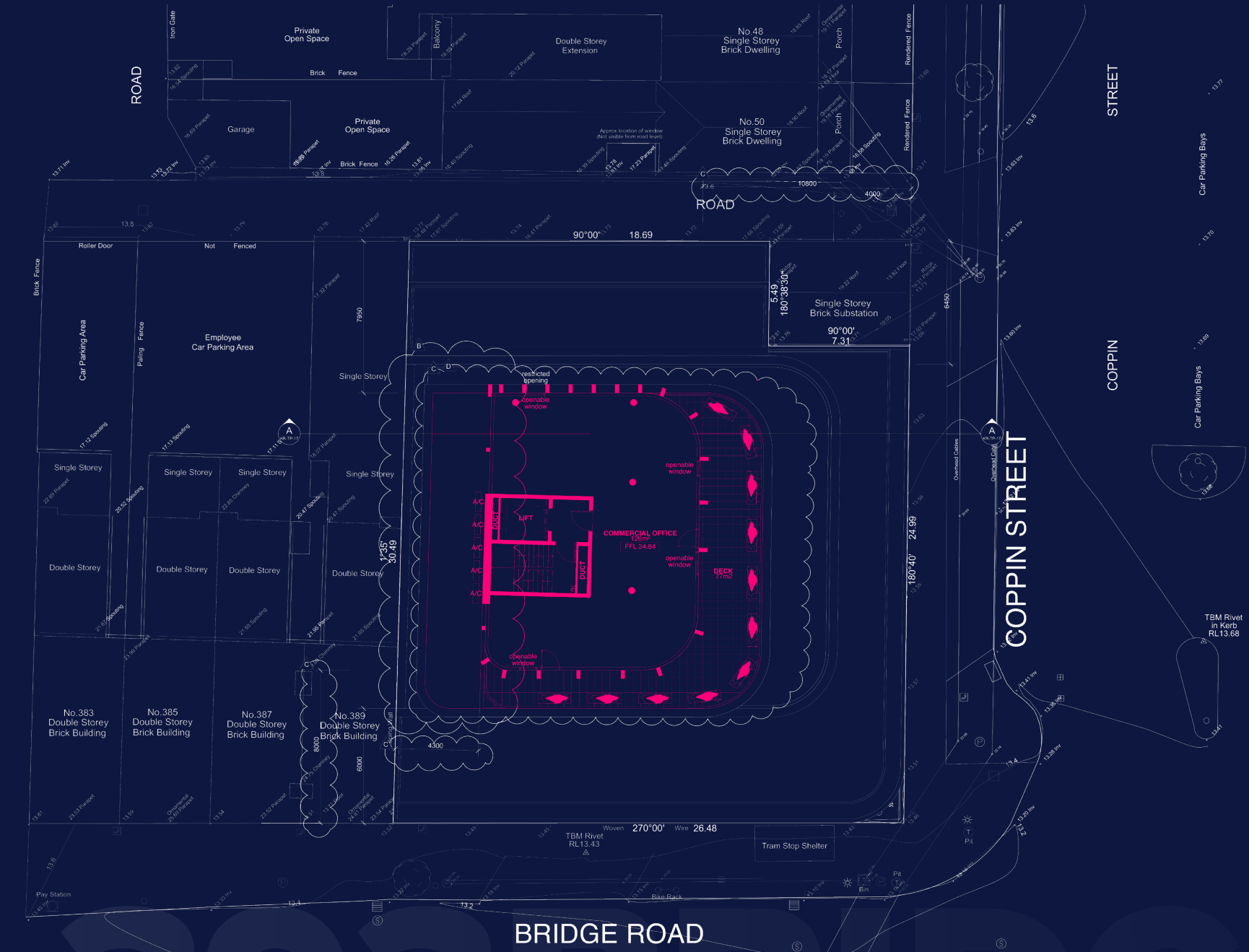
NLA

126 m²

DECK

77 m²





SIXTH

BRIDGE ROAD

COPPIN STREET

Steel Post & Rail Fence



BRIDGE RD.



MISTER MINH



LADYBOY

LITTLE FRENCHIE
& CO



TOUCHWOOD



LUMBERJACK



MINAMISHIMA



ANCHOVY





THREE NINE THREE BRIDGE ROAD

RICHMOND

JACK TENEKETZIS

0 4 3 8 8 0 8 5 8 8

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