



ONE FIVE HILL STREET



CREMORNE

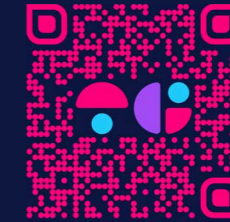


15 HILL STREET

Public Auction 28 May 10.30am

INCOME
SITE
BUILDING

None - Sold with Vacant Possession
175m²
314m²



**SCAN FOR
WEB LISTING**





118

ONE FIVE HILL STREET

- PROPERTY
- SWAN & CHURCH ST. LIFESTYLE STRIPS



- TOP Paddock
 IATY SPACE nickscale Poliform living edge
 PRINCE ALFRED PETBARN CAMERICH lounge lovers ICON BY DESIGN KING DESIGNER RUGS ROYAL SAXON pillar of salt
 TESLA BANG & OLUFSEN arthurG SOFA & SOUL MISURA coshiving
 SAINT THOMAS SPACES. urbanrhythm BoConcept REA Group KOKO LAKE WOVEN TREASURES CERDOMUS Love Athletico HOME italia SOFACRAFT VOYAGER SOVEREIGN INTERIORS Molteni & C THE FRONT ROOM Industry Lanes addicted to audio HARLOW RICHMOND OYSTERS SWAN HOTEL MACELLERIA GRAPESHOTS UNION HOUSE
 THE COMFORT SHOP CreativeCubes.Co JARDAN Bayliss DOMO dentsu MOBILIA COCO REPUBLIC HALI SIGNORINO GLENVILL national tiles artedomus MAEVE FOX ESPRESSO STATION 3121 CRUST THE UGLY DUCKLING MY OH MY FARGO bahari HUNKY DORY CHAR GRILL CHARLIE'S CLOVER
 HILL STREET
 CHURCH STREET
 SWAN STREET
 POSTY EAZY PEAZY Farro greenstreet coles Zambreno MESSINA LORD OF FRIES 300 GRAMS HUGO'S SUPERCHEESE TARTINE Attria FISHBOWL Piccolina NEW QUARTER BLACKSMITH HACHI MAMA
 HILL STREET
 CHURCH STREET
 SWAN STREET

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.





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 four 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. 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). And Church Street is Melbourne's leading Street for high end homewares, as well as being part of the revered Cremorne precinct.



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.



CHARGRILL CHARLIES



HUNKY DORY



FISHBOWL



HUGO'S DELI



GRILL'D



NEW QUARTER



GELATO MESSINA



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
- 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





AS COOL AS ICE

Church Street & Swan Street are prolific.

Take a walk down **Church Street** and you'll see a who's who list of Melbourne's leading retail showroom operators, nestled amongst a series of iconic lifestyle venues.

Take a walk down **Swan Street** and you'll see a who's who list of Melbourne's leading food and drink operators located on the immediate edge of our best and brightest sporting arenas.

There is a reason why this precinct is revered by so many.

Capitalise the rare cold storage infrastructure or start fresh exactly as you see best. Whatever option you chose, there's no wrong answer here!

15 Hill Street is a perfectly unique and brilliantly located two storey building located just off Church Street. It's a fully fitted and 'ready to go' cold storage facility with a first floor office.

Featuring.

- Site 175m²
- Building 314m²
- 4 pallet freezer - minus 15°C
- 4 pallet fridge – 0 to 1°C
- 6 pallet fridge – 0 to 1°C
- Cutting room
- Internal loading bay
- Council loading zone at front
- 3 phase power
- Separate and fully contained first floor offices

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



SWAN & CHURCH ST.



PILLAR OF SALT



RICHMOND OYSTERS



MAEVE FOX



MACELLERIA



PICCOLINA



TOP PADDOCK



BABY PIZZA

ONE FIVE
HILL STREET

- PROPERTY
- SWAN & CHURCH ST. LIFESTYLE STRIPS



15

HILL STREET
LEASE

TENANT

None - Sold with Vacant Possession

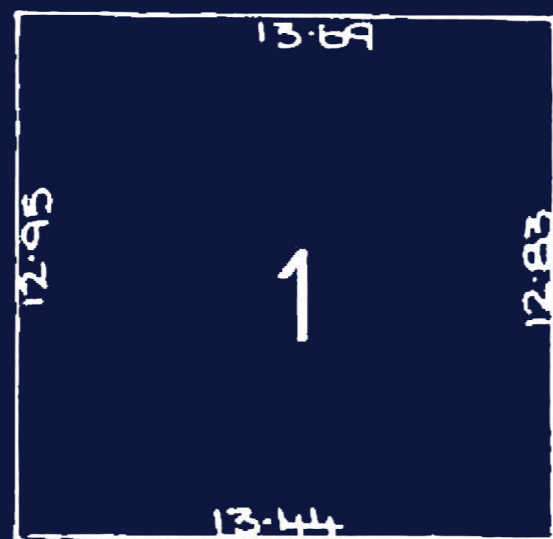
15 HILL



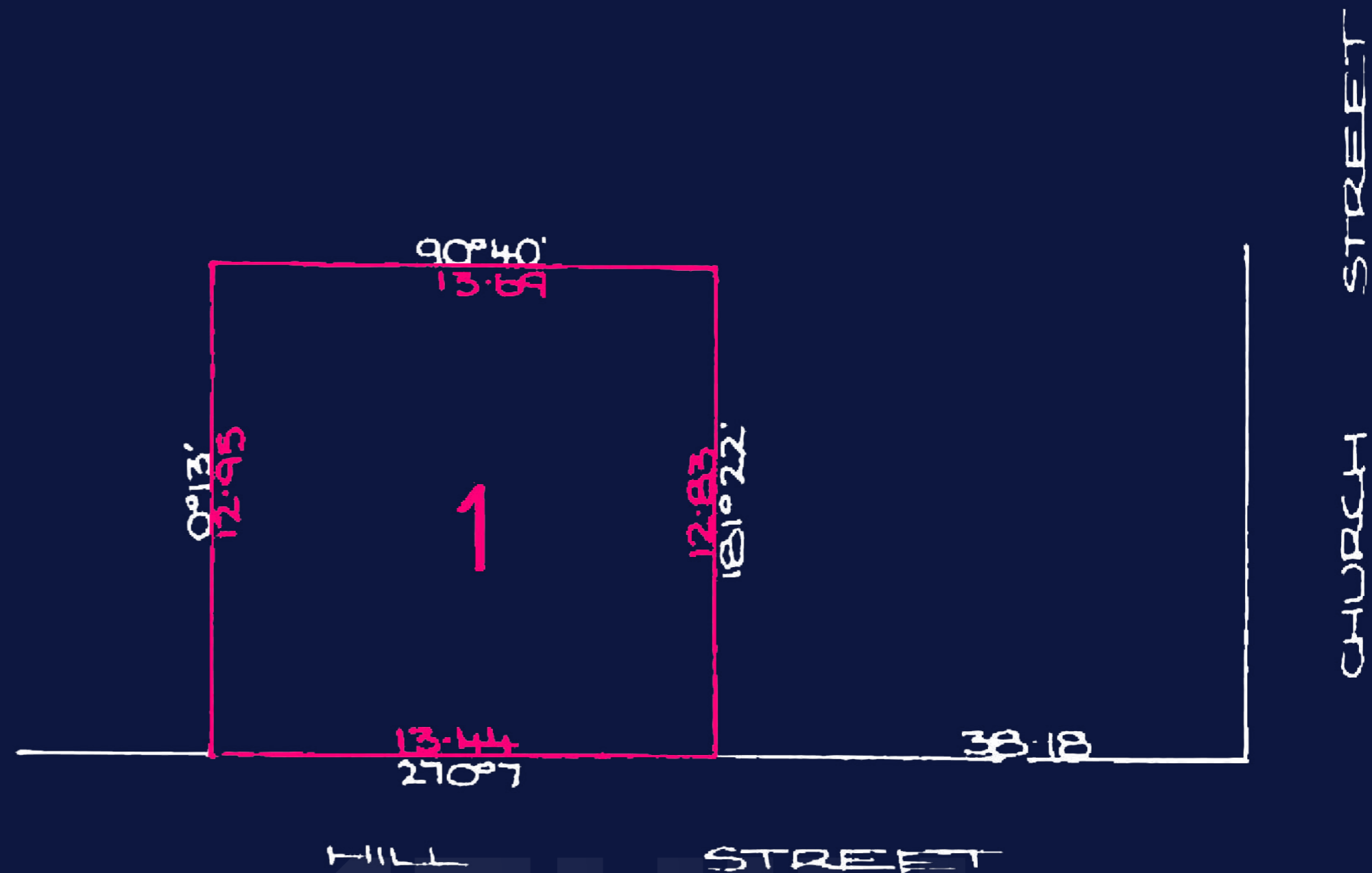


15

HILL STREET
TITLE



SITE
175 m²



15 HILL









SWAN ST.



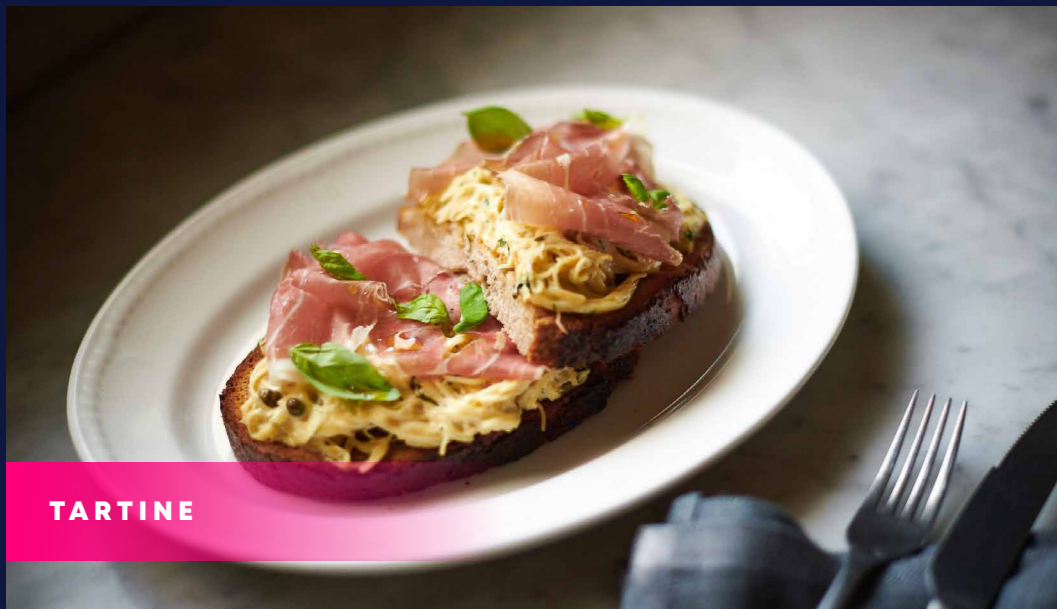
300 GRAMS



ATTRIA



BAHARI



TARTINE



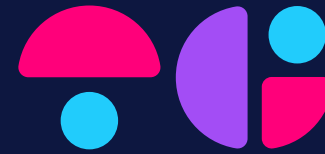
FARRO



SUPERCHEESE



GREENSTREET



15 ONE FIVE HILL STREET

CREMORNE

JACK TENEKETZIS

0438 808 588

ALEX TENEKETZIS

0401 555 770

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