



ONE EIGHT TWO HIGH STREET



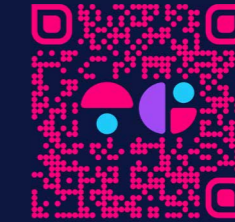
WINDSOR



182 HIGH STREET WINDSOR

Offered for Sale by Negotiation

INCOME	None
SITE	Sold with Vacant Possession
BUILDING	124m ² 160m ²



SCAN FOR
WEB LISTING





180 MuNoir
MuNoir THE PINOT PLACE
mu noir.com.au

TAEKWONDO
FOR SELF DEFENCE
AND FITNESS

bossini
FACTORY
OUTLET
1st FLOOR

5004
PT

HILLINGDON PL
BIKES
eBIKES

GET TO KNOW THE AREA*

What Windsor lacks in size, it more than makes up for in attitude. This buzzed-about neighbourhood manages that elusive quality – it possesses just the right amount of edge. From its famed café scene to sleek drinking and dining options, you certainly won't succumb to boredom in this charming neighbourhood.

* *Sitchu*, accessed May 2024, <<https://sitchu.com.au/melbourne/inner-east/windsor>>





LIFESTYLE

Long seen as the scruffy neighbour of luxe South Yarra and stylish Prahran, Windsor has well and truly come into its own in the last decade. Retaining its grungy chic feel and warm local community, what was once a hidden gem has now very much been thrust into the spotlight.

The iconic Chapel Street is the beating heart of this tiny suburb. And what is now considered to be the street's 'cooler' end, is the result of the clever bar and restaurant owners capitalising on what was once significantly cheaper rent. Now, Windsor is home to a flourishing drinking and dining scene. Its much-loved heritage pubs keep the crowds coming back for more, while its restaurants and cafés see queues of hungry foodies lining up around the block.

Situated a mere five kilometres from the CBD and with easy access to St Kilda Beach, this charismatic suburb has long capitalised on its prime location. Bringing a touch of north side cool to Melbourne's sleek, gentrified south, Windsor remains the place to see and be seen.



NEIGHBOURS

Naturally, on-trend yuppies can't get enough of this buzzy little neighbourhood's prime location. It comes as no surprise that Windsor isn't the first choice for families or retirees – this is very much the domain of the young and upwardly mobile. While students are steadily being priced out, cashed-up workers make the most of Windsor's brilliant location, warm community feel and cherished edgy vibe.





HIGH ST.



FIREBIRD



BISTRO MORGAN



300 GRAMS



HANOI HANNAH



NEPTUNE



NORMANDY



YOUNG HEARTS

HS

ONE EIGHT TWO HIGH STREET

- PROPERTY
- CHAPEL & HIGH ST. LIFESTYLE STRIPS





HITTING THE SHOPS

Home to vintage stores and local designer boutiques, Windsor's shopping scene offers a more bohemian alternative to the fast fashion that dominates the opposite end of Chapel Street.

CAFÉ CULTURE

Windsor's café scene is one of Melbourne's finest and, in a city that treats brunch like it's a religion, that's certainly saying something. Always come hungry (and expect to queue).

CHAPEL STREET

On what is arguably the hipper end of Chapel Street, the boutiques and eateries in Windsor possess just the right amount of edge. It has a thriving café culture, and the local shopping scene adopts a more boho, vintage feel with a dash of on-trend boutiques.

FOOD & DINING

- Journeyman
- Hanoi Hannah
- Tokyo Tina
- Mr. Miyagi
- Tipico
- Lover
- Neptune Food & Wine
- The Railway Hotel
- Galok





THE COMPANY YOU KEEP

Take a look at the company you could keep.

Feel like a bite? Where do you start...

- 300 Grams, Hanoi Hannah, Firebird, Studio Amaro, Grill'd, Betty's Burgers, Hawker Hall, Mr Miyagi, Henrietta, Tokyo Tina, Maha East

Feel like a drink? Where do you begin...

- Young Hearts, Neptune, IVY, Blackwoods, The Bayou, Loverboy, Bar Blanco, Better Days, Rumbler Bar

Feel like a treat? How could you pick only one...

- Gelato Messina, Pidapipo, Lukumades, Kaneffi, Kori, The Cookie Dough Co, C9 Chocolate & Gelato, Yo-Chi

This is just a small selection in your immediate surrounds.

Windsor's lifestyle precinct reigns supreme. The streets are filled with Melbourne's best food and drink operators. This is your opportunity to call this illustrious location home.

182 High Street Windsor is an exceptional two storey 'entry point' retail opportunity on one of if not Melbourne's best lifestyle precincts.

Featuring.

- Site 124m²
- Building 130m²
- Meters from Chapel Street
- Two storey building
- New roof installed circa 2 years ago
- Water connections on ground and first floors
- Rear access

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



CHAPEL ST.



HENRIETTA



MR MIYAGI



TOKYO TINA



GELATO MESSINA



MAHA EAST



HAWKER HALL



PIDAPIPO

182

**HIGH STREET
LEASE**

TENANT

None - Sold with Vacant Possession

182 HIGH









CHAPEL ST.



LUKUMADES



LORD OF THE FRIES



BETTY'S BURGERS



FRITERIE



GALOK



SOUVLAKI GR



GRILL'D



ONE EIGHT TWO
HIGH STREET

WINDSOR

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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