



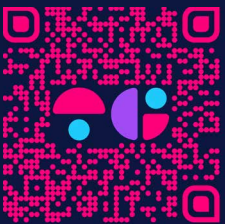
SUITE THREE  
ONE FIVE ZERO ONE  
MALVERN ROAD



GLEN IRIS



**SUITE 3**  
**1501 MALVERN ROAD**  
**GLEN IRIS**



**SCAN FOR  
WEB LISTING**

Offered for Sale by Negotiation

|                     |                                    |
|---------------------|------------------------------------|
| <b>INCOME</b>       | <b>\$29,574.85 per annum + GST</b> |
| <b>TERM</b>         | <b>Monthly</b>                     |
| <b>COMMENCEMENT</b> | <b>10 June 2013</b>                |
| <b>OPTIONS</b>      | <b>Not Applicable</b>              |
| <b>REVIEWS</b>      | <b>Not Applicable</b>              |
| <b>BUILDING</b>     | <b>82m<sup>2</sup></b>             |
| <b>PARKING</b>      | <b>3 Car Parks</b>                 |



# M

## A LOCAL'S GUIDE TO GLEN IRIS

Want leafy streets, excellent cafés, neighbourhood wine bars and one of Melbourne's best creekside walking routes? Here's our guide to the best restaurants, cafés, shops and things to do in Glen Iris.

Glen Iris is one of those Melbourne suburbs that does not try particularly hard to impress you, which is probably why people who live there are so reluctant to leave. It is not loud. It is not built around a single famous strip. It does not rely on murals, laneways, nightlife or big destination shopping centres to give it personality. Instead, Glen Iris works quietly: good schools, handsome houses, proper parks, useful shopping villages, serious cafés and enough restaurants and wine bars to make staying local feel like a choice rather than a compromise.

Unlike suburbs arranged neatly around one iconic high street, Glen Iris is more of a collection of small neighbourhood pockets. There is the High Street and Malvern Road corner near the tram terminus, the Burke Road and Central Park end with its increasingly polished food and drink scene, Tooronga Village for everyday convenience, and a quieter residential east that leans towards Ashburton and Burwood. Together, they make Glen Iris feel larger and more varied than its calm reputation suggests.





## WHAT'S GLEN IRIS KNOWN FOR?

Glen Iris is best known for its leafy residential streets, Gardiners Creek parklands, family friendly lifestyle and access to some of Melbourne's most established inner-eastern amenities.

The suburb grew from farmland overlooking the Gardiners Creek Valley into a residential pocket shaped by train and tram connections, generous allotments and established schools. It has never been a suburb of grand gestures. Its appeal sits in the details: deep nature strips, weatherboard and brick houses, local parks, tucked-away cafés, ovals beside the creek and village shopping strips that still feel genuinely useful.

Gardiners Creek is central to the suburb's identity. The waterway and its surrounding reserves provide walking, running and cycling routes, sportsgrounds, wetlands and quiet patches of green space that break up the residential grid. It is not wilderness, exactly, but it is enough nature to reset your day without needing to get in the car.

Glen Iris is also home to the Harold Holt Swim Centre, one of Melbourne's most distinctive public pools. Built in the late 1960s and heritage listed, it combines everyday community use with architectural interest. Many suburbs have a pool. Fewer have one people visit because they are curious about the building.



## WHY DO THE LOCALS LOVE IT?

Glen Iris is practical, peaceful and quietly well supplied.

Locals can catch a train, tram or bus, walk the dog beside Gardiners Creek, do a proper supermarket shop, grab excellent coffee, eat Vietnamese, Italian or Greek food, and have a glass of wine without leaving the suburb. It is suburban in the best sense: comfortable, green, convenient and largely free from the weekend chaos that can make more famous neighbourhoods feel like someone else's Instagram backdrop.

It is also the kind of place where daily routines become part of the attraction. A morning coffee at Baba Sus or Golden Child. A walk through Ferndale Park. A swim at Harold Holt. A takeaway pizza from Central Park. A Friday drink at Huzzah or Central Park Cellars. A birthday dinner at Grazia. None of it feels complicated, and that is exactly the point.

Glen Iris is not trying to be Fitzroy, Prahran or South Yarra. It is trying to make ordinary life easy, pleasant and occasionally much better fed than expected.





MALVERN RD.



3146 BAGELS



HEN HOUSE AT MALVERN



THAT GREEK TAVERN



MABELS



BEANS REPUBLIC



MAMMA MIA PIZZA



FOX COFFEE



## HOW DO I GET TO GLEN IRIS?

Glen Iris is well connected by Melbourne standards, particularly for a suburb with such a quiet residential feel.

The Glen Waverley train line runs through the area, with Tooronga, Gardiner and Glen Iris stations serving different parts of the suburb. Route 6 tram terminates at Glen Iris and travels through Armadale, Prahran, St Kilda Road and the city, while the Route 72 tram serves the Gardiner side of the suburb via Burke Road.

Driving is straightforward, although local traffic around Burke Road, Toorak Road, High Street and the Monash Freeway can be very real during peak times. Cyclists and walkers get one of the suburb's best advantages: the Gardiners Creek Trail, which links Glen Iris with surrounding inner-eastern suburbs and provides a greener way to move through the area.

## WHAT'S NEARBY?

Camberwell is immediately north, bringing bigger shopping, the Rivoli Cinema, Camberwell Market and more dining options. Malvern and Armadale sit to the west, with Glenferrie Road, High Street and Wattletree Road offering boutiques, restaurants and professional services.

Ashburton lies to the south-east and has one of Melbourne's most useful village strips, while Malvern East and Central Park are close enough to feel like part of the same local rhythm. Chadstone is also within easy driving distance when Glen Iris's small-scale retail suddenly proves too sensible.

# IF YOU ONLY DO ONE THING

Start near Glen Iris Park, Gardiner Park or Ferndale Park and follow the creek for as long as your legs or coffee plans allow.

The Gardiners Creek Trail is the suburb's great equaliser. It is used by cyclists, runners, walkers, prams, dogs and anyone who has realised that a stretch of creekside green space is better for the mood than another lap of a shopping centre car park. The path passes sporting grounds, wetlands, bridges, native planting and pockets of surprising quiet, even with the Monash Freeway never too far away.

Go early in the morning for birdsong and damp grass, late in the afternoon for softer light, or on a weekend when every second person appears to be carrying a takeaway coffee. It is the easiest way to understand Glen Iris: leafy, practical, active and quietly generous.





# I LIKE TO MALV IT, MALV IT!

Here's to Malvern Road – you won't just like it, you'll love it.

Home to everything and anything you could want, it's an incredible lifestyle precinct!

**Feel like a bite?** Where do you start. Mr Foxx, Beans Republique, 3146 Bagels, AM Bakehouse, That Greek Tavern & Bellezza.

**How about a drink?** Dynasty Fine Wines, Milton Wine Shop & Saint Jaxie.

**Health & fitness?** Body Fit Training, Universal Practice & Supreme Fitness.

And that's all just within immediate walking distance - explore a little further and the world's your oyster.

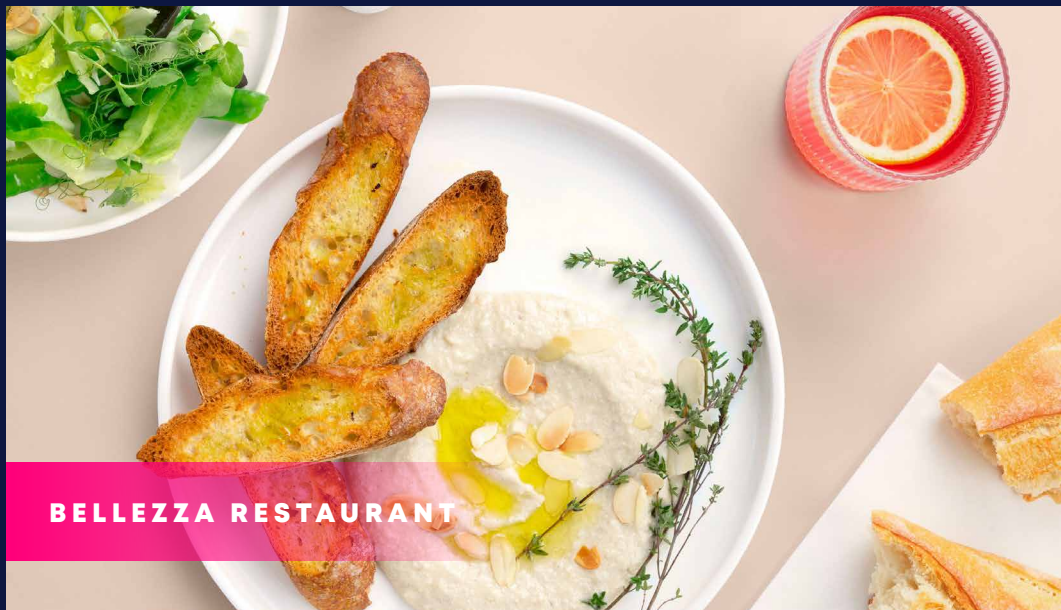
**Suite 3, 1501 Malvern Road** is a ready to occupy exceptional ground floor office suite in immaculate condition, with its own private outdoor courtyard and parking to spare.

## Featuring.

- Existing monthly tenancy - same tenant since 2013
- Immaculate presentation and ready to move straight in
- 3 basement car parking spaces
- Private terrace
- Private kitchenette
- Air-conditioning
- Bathroom, shower and change room (cleaned and maintained by OC)
- Low OC fees
- 1 of only 3 exclusive commercial tenancies in Malvern Village Apartments
- Immediate proximity to M1 Monash Freeway
- 82m<sup>2</sup>\*

**Did we mention the bonus?** Purchase now and we'll throw in an exclusive entire glass 3D advertising display box facing Malvern Road – think of the exposure to the thousands upon thousands of daily passing traffic! Self-promotion or an opportunity to collect rent – you decide.

**We're here to help you find the perfect deal so**



3  
/  
1501

## MALVERN ROAD LEASE

### TENANT

Intelligen Technology Solutions Pty Ltd

### TERM

Monthly Lease

### OPTION

Not Applicable

### RENT

\$29,574.85 per annum plus GST

### SECURITY BOND

\$4,100

### REVIEWS

Not Applicable

### NOTES

Tenant has been in occupation for 13 Years



1501MALV



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1501

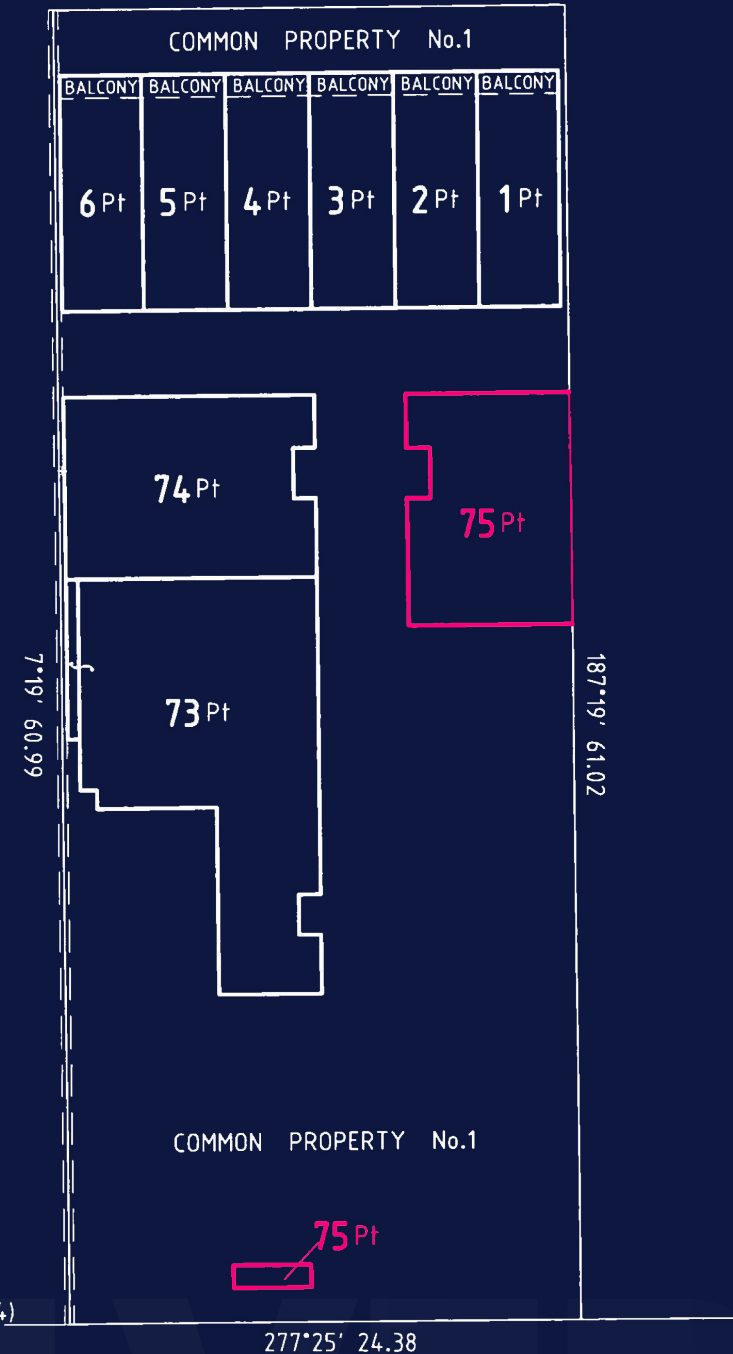
MALVERN ROAD  
TITLE (LOT 79)

BUILDING  
82 m<sup>2</sup>



CRESWICK STREET

GROUND

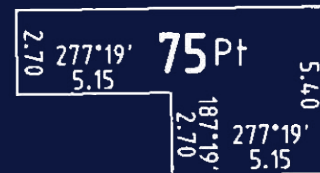




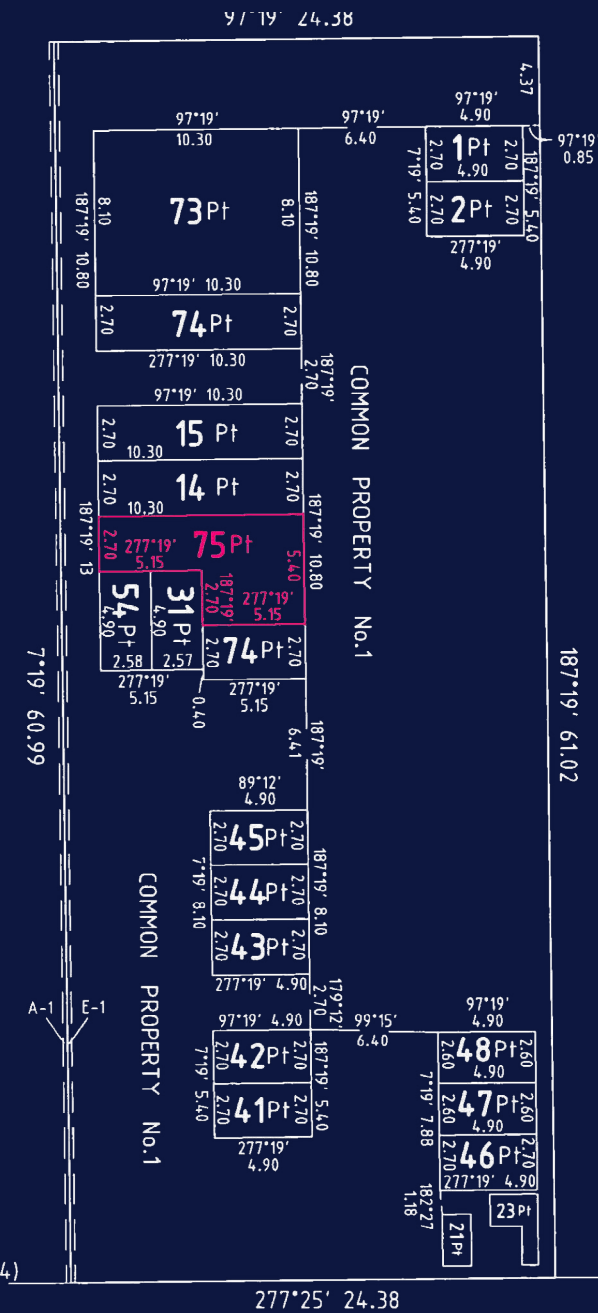
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1501

MALVERN ROAD  
TITLE (LOT 79)

BUILDING  
82 m<sup>2</sup>



CRESWICK STREET



BASEMENT

MALVERN ROAD





**MILTON**

**BAGELS  
COFFEE**

**BAGELS**

**3146**

Ph: 9824-5337  
© MILTONWINE





TOORONGA VILLAGE



CANNINGS



WOODFROG BAKERY



SCICLUNAS



KOJI SUSHI DON



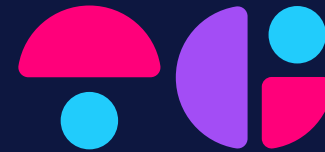
DUMPLING FUN



NANDOS



SUBWAY



SUITE THREE  
ONE FIVE ZERO ONE  
MALVERN ROAD

GLEN IRIS

**JACK TENEKETZIS**

**0438 808 588**

**ALEX TENEKETZIS**

**0401 555 770**

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