



THREE ZERO ONE
SWAN STREET

LICENSED VEHICLE TESTER



RICHMOND

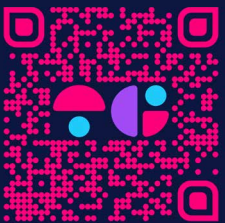


301 - 303 SWAN STREET

Offered for Sale by Expression of Interest

INCOME	\$4,000 pcm + outgoings + GST
TERM	6 Months
COMMENCED	1 November 2026
OPTIONS	None
SITE	242m ²
BUILDING	311m ²

[VIRTUAL TOUR](#)



SCAN FOR
WEB LISTING





DRIVE IN BOTTLES

Central Club Hotel

VB VICTORIA BITTER
DRIVE IN

Bottle Shop Drive-Thru

Bottle Shop Drive-Thru

LICENSED VEHICLE TESTER

CAR REPAIRS & SERVICING
9429 2397

CAR REPAIRS

MECHANICAL

LAUNCH

RB AUTOMOTIVE TECHNICIANS
Mechanical Repairs & Servicing
9429 2397

CashFaster
LOANS \$300 to \$5000

HYE THEORY
LINKIN PARK TRIBUTE
PICA
December 12th

NO ENTRY

NO ENTRY



THREE ZERO ONE
SWAN STREET

- PROPERTY
- SWAN ST. LIFESTYLE STRIP



AAMI Park

RODLAVER ARENA
AT MELEBOURNE PARK

MCG

POSTY

HACHI MAMA

MACELLERIA

BLACKSMITH

NEW QUARTER

yoiki

Piccolina

EAZY PEAZY

FISHBOWL

TARTINE

Attira

HUGO'S

SUPERNEESE

coles

Zambrero

MESSINA

LORD OF FRIES

300 GRAMS

CHAMIST

FARGO

SWAN HOTEL

AGAPI

SALONA

UNION HOUSE

FIAT

Alfa Romeo

RAM

Matheson

McLaren

PAGANI

8

Ferrari

CHURCH STREET

COPPIN STREET

BARKLEY GARDENS

SWAN STREET

SS

A LOCAL'S GUIDE TO RICHMOND*

Richmond is one of Melbourne's great shape-shifters. On one side, it is footy scarves, pubs, old cottages, tram bells and the roar of the MCG drifting across Punt Road. On another, it is polished restaurants, wine bars, boutique gyms, design showrooms, office workers, apartment towers and Cremorne's tech crowd walking back towards the train.

The suburb has several personalities, but if you want to understand Richmond at street level, start with Swan Street and Church Street.

Swan Street is the lively one. It runs from the stadium end near Richmond Station through restaurants, pubs, cafés, takeaway counters, bars, bottle shops, late-night food and the constant movement of trams, pedestrians and pre-game crowds. It can do a quick coffee, a working lunch, a pasta date, a rooftop beer, a live gig and a very practical late-night burger without changing streets.

Church Street is the north-south spine. It links Swan Street with Bridge Road, Victoria Street and beyond, carrying trams, cafés, pubs, restaurants, creative businesses and the homewares-and-design energy that spills into Cremorne. The southern end around Swan Street and Cremorne is especially strong for coffee, brunch and after-work drinking, while the northern end becomes more mixed, residential and practical.





WHAT'S RICHMOND KNOWN FOR?

Richmond is known for footy, food, pubs, trams, live music, old working-class streets, warehouse conversions and some of Melbourne's best-connected inner-city living.

The suburb sits between the CBD, East Melbourne, Collingwood, Abbotsford, Hawthorn and South Yarra, which means it gets pulled in several directions at once. Swan Street has the sporting and nightlife energy. Church Street has cafés, pubs, showrooms and a stronger Cremorne influence. Victoria Street is Melbourne's famous Vietnamese dining

strip. Bridge Road still carries the memory of its outlet-shopping past while continuing to evolve.

For this guide, though, the focus is firmly on Swan Street and Church Street: the streets that best capture Richmond's current rhythm. Swan Street is where Richmond gathers before and after sport, music and dinner. Church Street is where the suburb drinks coffee, shops for design, works, brunches and slips between Richmond and Cremorne without drawing a hard border.

WHY THE LOCALS LOVE IT?

Locals can walk to a train, catch multiple tram routes, meet friends for coffee, eat well, watch sport, see live music, buy groceries, pick up takeaway, go to the gym, get to the CBD quickly and still live on streets that can feel surprisingly residential once you step away from the main strips.

The suburb also has a rare ability to suit different moods. Want polished? Book Clover, Casa Mariotti or Waygood. Want casual? Try Hugo's Deli, T&L Bakery, Sal's or 300 Grams. Want coffee and brunch? Church Street and Swan Street have you covered. Want a pub? Richmond has never had a shortage. Want atmosphere? Walk Swan Street when the MCG is full and Richmond suddenly feels like the front bar of Melbourne.

The best thing about Richmond is that it does not ask you to choose between neighbourhood convenience and inner-city energy. It gives you both, often within the same block.





SWAN ST.



HUGO'S DELI



GRILL'D



FONDA



HUNKY DORY



FISHBOWL



NEW QUARTER



GELATO MESSINA



WHAT'S NEARBY?

The MCG and Melbourne Sports and Entertainment Precinct sit immediately to the west, making Richmond a natural pre- and post-event suburb.

Cremorne borders Richmond around Church Street and Swan Street and brings offices, converted warehouses, tech businesses, cafés and a growing after-work scene. South Yarra sits across the river, Hawthorn and Burnley lie to the east, Abbotsford and Collingwood are to the north, and the CBD is only a short train or tram ride away.

That location explains much of Richmond's personality. It is close enough to the city to feel urban, close enough to the river and parks to breathe, and close enough to the MCG to become very loud on the right Saturday.

IF YOU ONLY DO ONE THING

Start near Richmond Station and the Corner Hotel, then follow Swan Street east.

This is Richmond at its most immediate: pubs, gig posters, coffee windows, wine bars, pasta restaurants, takeaway shops, rooftops, burger joints, bakeries, trams and foot traffic. You can stop for a sandwich at Hugo's Deli, pasta at Pastarami, Italian at Casa Mariotti, wine at Waygood, a bar snack at Clover, tacos at Si Señor or a drink near the station before a show.

Then turn onto Church Street and the mood shifts. The street becomes more vertical, more design-led, more café-driven and more Cremorne-adjacent. Top Paddock and Axil give the area serious daytime weight, Baby Pizza brings the Italian comfort factor, and the pubs and bars keep the after-work crowd moving.

Richmond is best understood on foot. One street gives you the noise; the other gives you the spine.

HOW DO I GET TO RICHMOND?

Richmond is one of Melbourne's easiest suburbs to reach by public transport.

Richmond Station sits close to the western end of Swan Street and is served by multiple metropolitan train lines. East Richmond Station gives the Church Street and Cremorne side of the suburb another useful rail option, while Burnley Station serves the eastern end.

Tram route 70 runs along Swan Street, making it the most direct tram for the strip. Tram route 78 runs along Church Street and connects Richmond with neighbouring suburbs to the north and south. Bridge Road is also served by major tram routes, but Swan and Church are the key corridors for this guide.

Driving is possible, but match days and major events can make Punt Road, Swan Street and surrounding streets slow. Parking is especially competitive near the MCG, Richmond Station and Swan Street dining spots. If you are coming for dinner, a train or tram is usually the calmer option.





SWAN STREET'S LUXURY LANE

Swan Street, Richmond – can you name a better location!

On one side of the street, you'll find a who's who list of Melbourne's best lifestyle operators. Grill'd, Piccolina, Hochi Mama, Gelato Messina, Hunky Dory – the names just go on.

On the other, you'll find a who's who list of the best premium car brands the world has to offer. Ferrari, Lamborghini, Pagani, McLaren, Maserati, Rolls Royce, Bentley, Aston Martin & Audi.

This is what **Swan Street** is all about. It's about prestige, it's about performance, it's about luxury.

What we are offering is the opportunity to join this highly exclusive and illustrious strip with an entry point, blank canvass property – that allows you to personalize your own corner on **Swan Street**.

301 – 303 Swan Street is an exceptional entry point, near island three street corner building on one of, if not the, best lifestyle strips Melbourne has to offer. It's a blank canvass – allowing you to personalize this space at your absolute discretion. Sold with a short term lease allowing complete flexibility to suit your needs.

Featuring.

- Site 242m²
- Building 350m²
- Corner site with a combined 44 meter street/lane frontage
 - 9 meter Swan Street frontage
 - 26 meter Duke Street frontage
 - 9 meter frontage onto rear laneway
- Short term lease providing complete flexibility
- Located opposite Swan Street prestige car dealerships

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



SWAN & CHURCH ST.



MACELLERIA



PICCOLINA



PILLAR OF SALT



RICHMOND OYSTERS



MAEVE FOX



TOP PADDOCK



BABY PIZZA

301
-
303

SWAN STREET LEASE

TENANT

Swan Street Mechanical Pty Ltd

TERM

6 Months from 1 November 2026

OPTION

None

RENT

\$4,000 per calendar month plus outgoings plus GST

SECURITY BOND

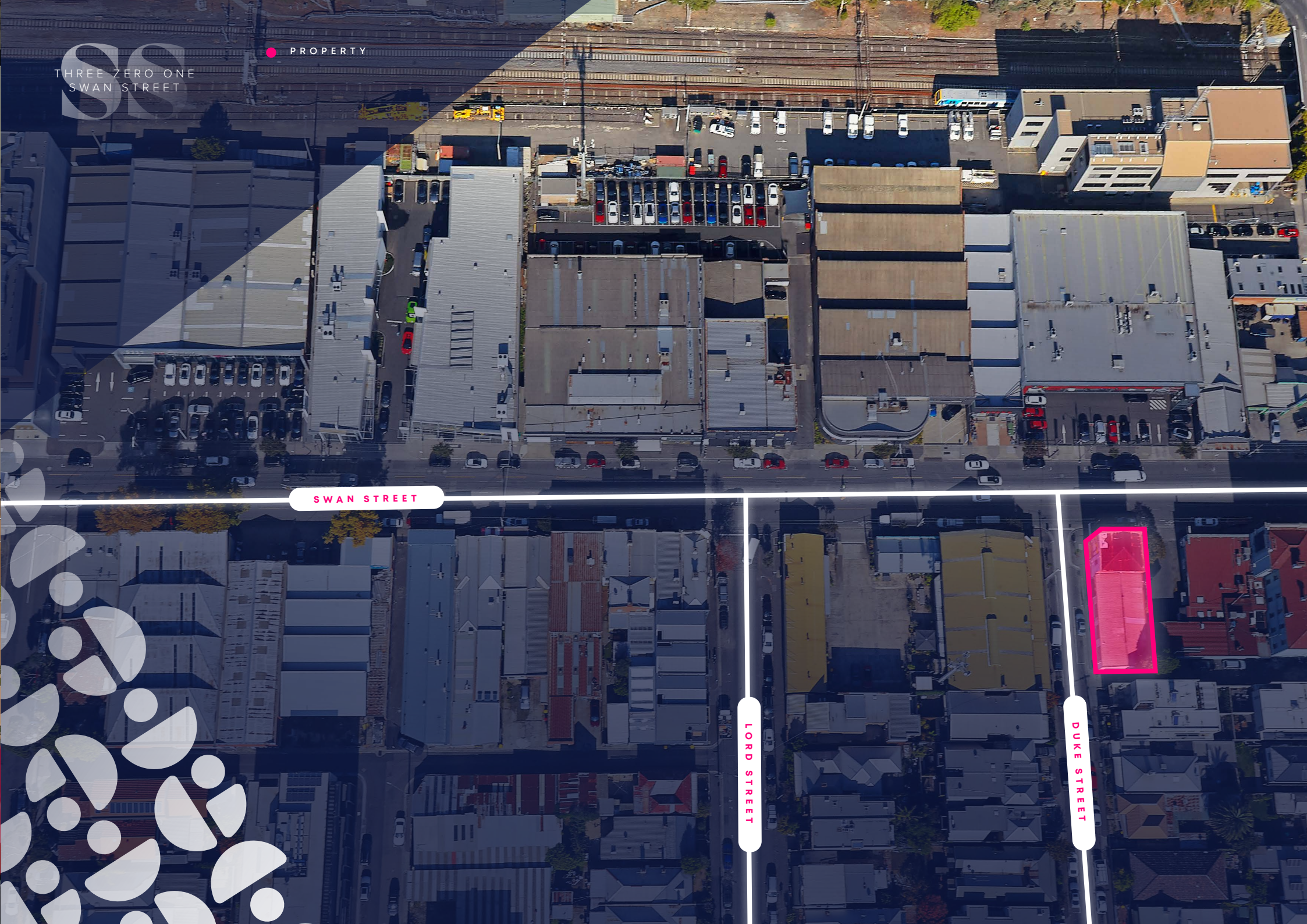
None

REVIEWS

None

301SWAN



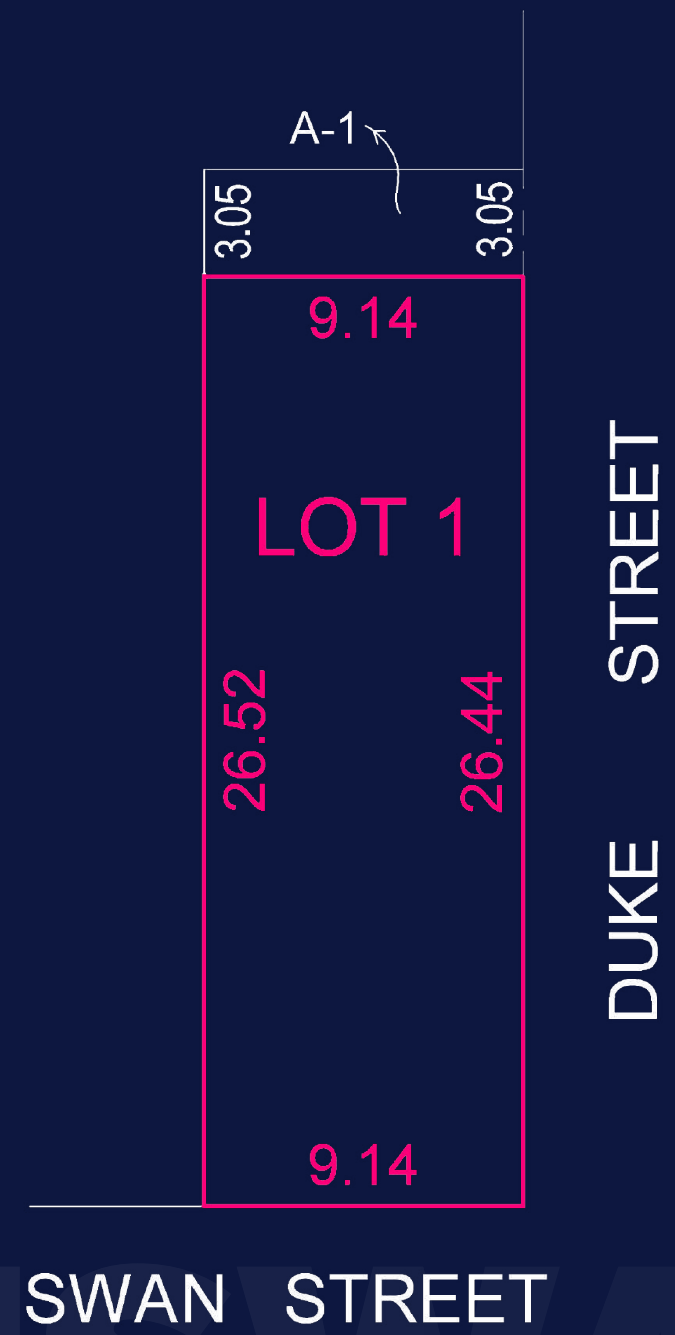




301 -
303

SWAN STREET
TITLE

SITE
242 m²





SWAN ST.



TARTINE



FARRO



ERMOU GYROS



ATTRIA



BAHARI



SUPERCHEESE



GREENSTREET









SI SEÑOR

EAT DRINK LOVE TACO

BAR

WHAT'S ON?

Monday
\$10 Classic Burger (100g)
TACO TUESDAY
4 TACOS \$12

WINGS WEDNESDAY
\$1 KINGS DRINK \$1

THIRSTY THURSDAY
\$10 SPICY MARGARITA (100g)

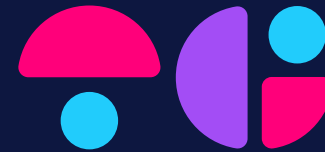
FRIDAY - SUNDAY
BOTTLED BEER \$10

EVERYDAY DRINKS SPECIAL
HAPPY HOUR UNTIL 7PM

(No bookings) Bookings: 08 9439 1234

SI SEÑOR

EAT DRINK LOVE TACO



THREE ZERO ONE
SWAN STREET

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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