

**11/8 Whitehall Street, Footscray, VIC, 3011**

compton

**Apartment For Sale**

Friday, 27 September 2024

11/8 Whitehall Street, Footscray, VIC, 3011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Adrian Butera  
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## **AFFORDABLY PRICED TO START YOUR PORTFOLIO!**

Modern boutique office space in the heart of Footscray centrally located to various business industries within the local and CBD vicinity. A vibrant community of restaurants, cafes, food market, schools, Victoria University, VU Aquatic & Fitness Centre are all conveniently located within walking proximity. The new Footscray Hospital located around the corner and just 405 meters walk to train station.

This is a rare opportunity to purchase this unique property which includes rooftop entertainment access with BBQ facilities and city views. Currently leased out as a commercial office tenancy with flexible options for home and office setup or even apartment conversion meaning, that if eligible, you can take advantage of the Government's 'Help to Buy' Scheme with as little as 2% deposit.

- 80 m2 located on the 2nd floor.
- Secured tenant and leased at \$31,800 pa.
- Reception.
- Boardroom.
- Open plan office.
- Sitting area.
- Staff facilities.
- Kitchen.
- Heating and cooling.
- Lift and stairs access.
- Secure intercom entry and fob access.
- Undercover parking.

**PLEASE CONTACT AGENT FOR AN INSPECTION!**