

NOW SELLING



2 Walker Street, Moonee Ponds

two
walker
office suites



Working at the centre of the universe... around which all things revolve.

2 Walker Street offers the best of all worlds – cosmopolitan café culture and shopping havens within easy reach; the calm, lush gardens of Queens Park close by and for those who love the excitement of horse racing, there's nothing better than a Moonee Valley race meet by night. All of this and more....just a stone's throw away.

A short stroll away is the hub of Moonee Ponds - the inimitable Puckle Street shopping strip, abuzz with cafes, restaurants and a colourful passing parade of shoppers. The area is an ideal shopping and meeting place, offering a great atmosphere and café culture.

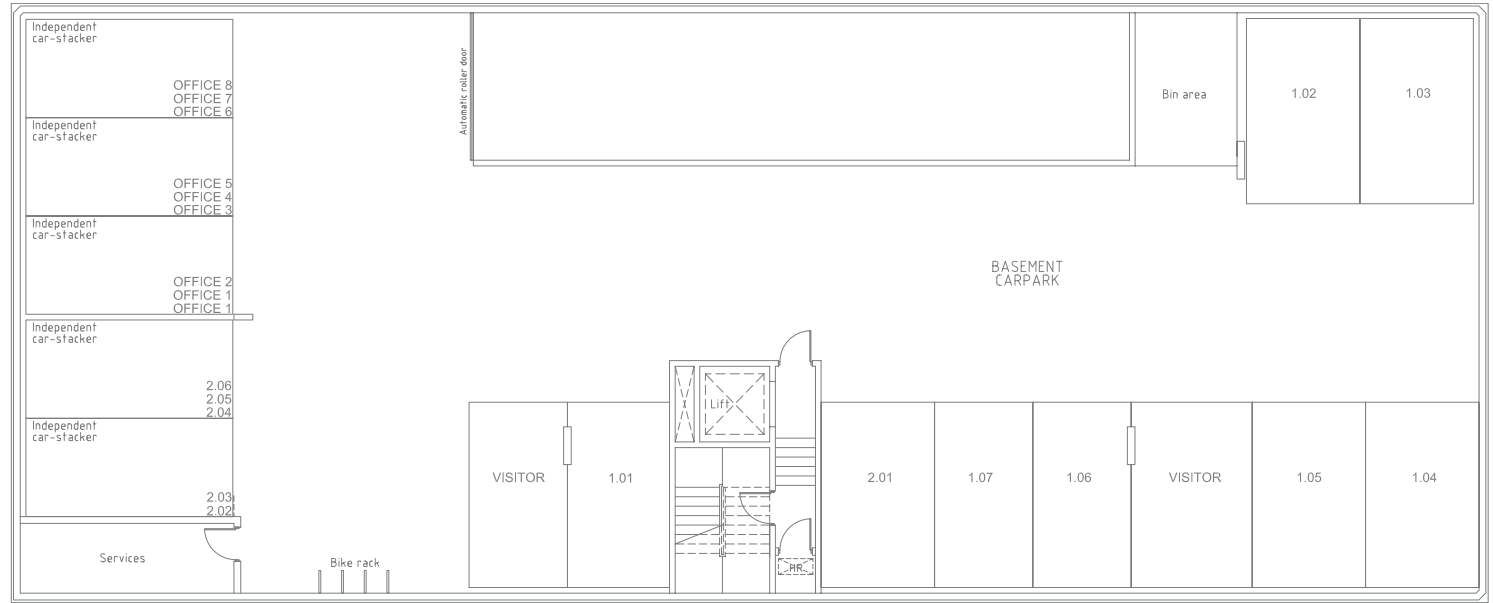
Pivot to the east and wander down Mt. Alexander Road, with its renowned antique, art and homewares stores. Browse to your heart's content or enjoy the array of cafes, restaurants and bars that make Mt. Alexander Road the heart of Ascot Vale.

Hop on a tram and discover the Union Road Shopping Precinct, with its heritage facades and history. Let the ambience take you to another time, while you enjoy coffee and cake at one of the many sidewalk cafes or discover the range of fashion, gift and homewares stores that line the Union Road strip.

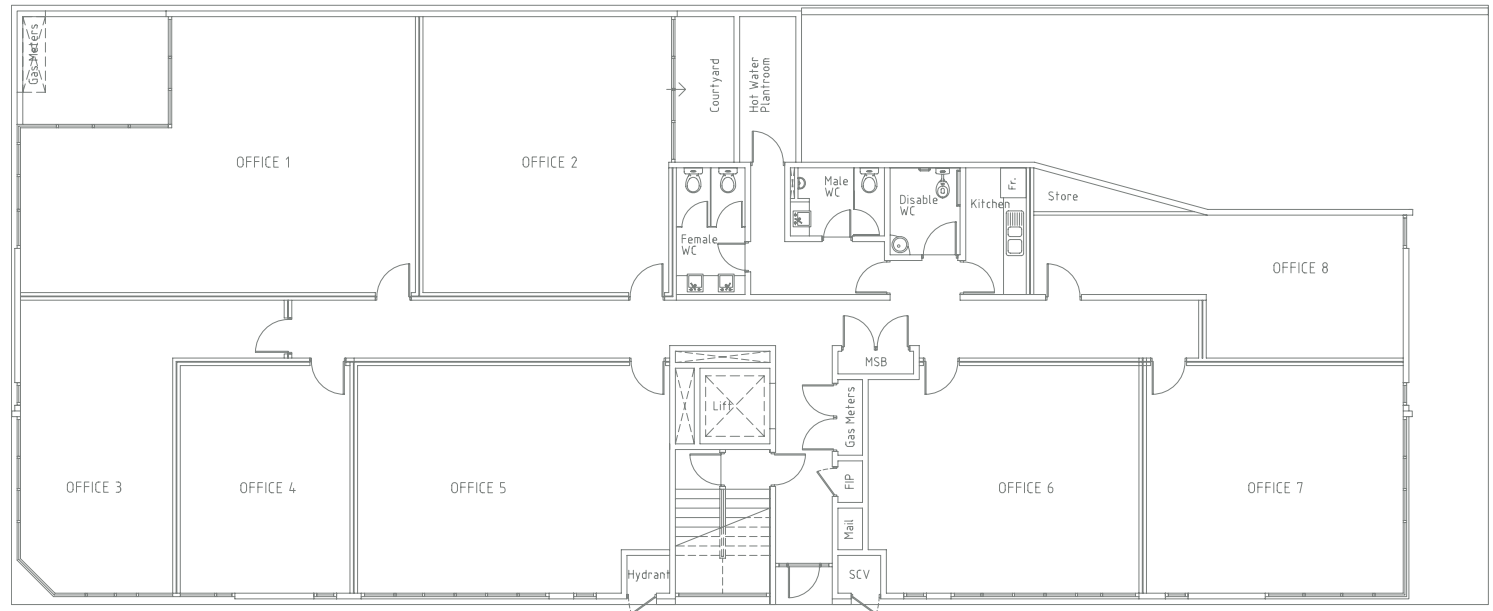
A brief tram ride or brisk promenade up Pascoe Vale Road takes you to the popular shopping locale of Buckley Street, Essendon. This precinct abounds with pubs, fashion outlets, delis and more to provide a fantastic shopping experience and enjoyable day out.

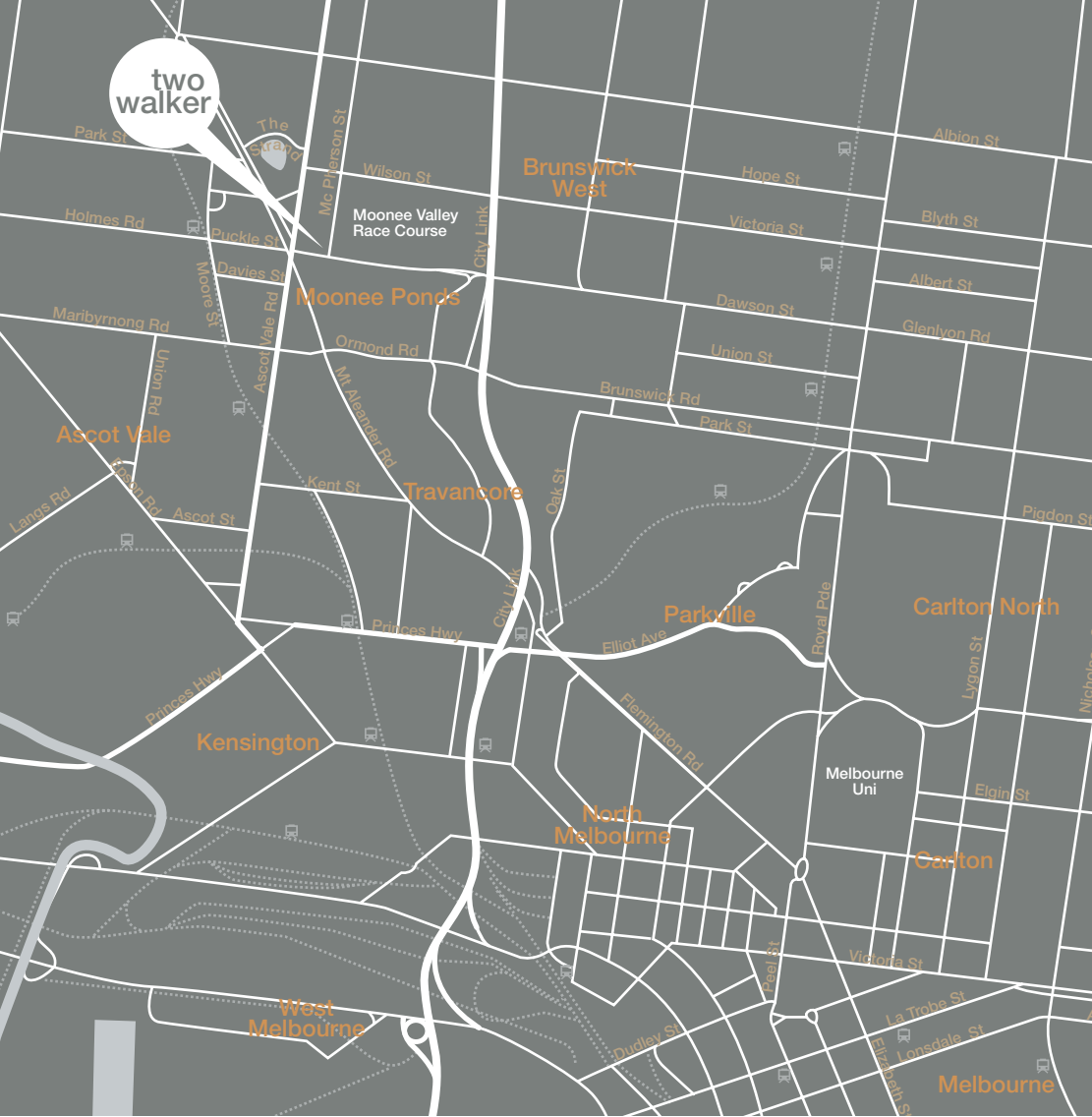
Let's not forget Walker Street's close proximity to bus, tram and rail services – all virtually right on your doorstep. Flemington Racecourse, Melbourne Showgrounds, Highpoint Shopping Centre and Melbourne City Centre are all within easy reach.

basement carpark



ground floor





Available for purchase or lease, key features include:

- 8 architecturally designed office suites
- Approximately 7 km from the Melbourne CBD
- Natural light with views
- Secure basement car parking
- Suit owner occupier, investor, tenants
- Huge Stamp duty savings, buying off the plan
- Flexibility to combine suites for expansion opportunities, allowing occupants to create an office that best suits their needs.

Walker Street - an enviable location... a marvellous lifestyle...a world unto itself.

Nestled between the Moonee Valley Race Course and Puckle Street; this boutique three storey development comprises one level of office suites and two levels with one and two bedroom apartments.

Close enough to the junction to enjoy the delights that the "Café Latte" strip of Puckle Street offers but far enough away that you can work in peace; this opportunity will not last; hurry now to secure your lease / purchase or you won't forgive yourself.

All information relating to this property contained within this document is subject to change prior to completion. Intending purchasers should refer to the contract of sale and satisfy themselves as to the accuracy of all information given by making own inspections, searches, inquiries and advices or as is otherwise necessary. All finishes, photographs and artist impressions are indicative only.