**RESTORATION OF MYRTLE BANK**

**RESTORATION OF THE BEAL’S SOAP FACTORY**

**PROPOSAL OF NEW OFFICE WAREHOUSE**

**184 HALL STREET SPOTSWOOD**

THIS EXITING DEVELOPMENT OFFERS A PLETHORA OF OPPORTUNITIES

THE ORIGINAL MANSION CALLED MYRTLE BANK HAS BEEN FULLY RESTORED TO ITS ORIGINAL GLORY AS IT WAS IN 1888

AND FEATURES 5 ROOMS ALL WITH INDIVIDUAL HEATING AND COOLING

THIS PROPERTY IS PERFECT FOR OFFICES BEING OPPOSITE THE SPOTSWOOD TRAIN STATION AND 5 MIN OF MELBOURNE CBD

BIKE PARKING AND ONSITE SHOWERS AND KITCHEN IS INCORPORATED IN THIS RESTORATION A FULLY LANDSCAPED COURTYARD WITH A BLUESTONE COURTYARD AND DECK IS ALSO A WONDERFUL ADDITION TO THE RESTORATION

THE RESTORATION OF THE OLD BEAL’S SOAP FACTORY, WITH THE OBJECTIVE OF MAINTAINING ITS ORIGINAL CHARACTER, ORIGINAL FORMS, INCORPORATING THE EXISTING MACHINERY AND VATS, TIMBER FLOORS OF THE SOAP FACTORY WILL BE AN EXCITING WORKING ENVIRONMENT FOR A CUTTING EDGE FIRM

WITH A FLOOR AREA OF APPROXIMATELY 200 M2 AND ALL AMENITIES PROVIDED THIS WILL BE A WORKING ENVIRONMENT LIKE NO OTHER

WAREHOUSE / OFFICE / AND MANAGERS QUARTERS

OVER 3 FLOORS THIS PROJECT TICKS ALL THE BOXES WITH A WAREHOUSE OF 162 M2 AND SECOND FLOOR OFFICE OF 166 M2 AND FURTHER RESIDENCE OF 150 M2

THIS DEVELOPMENT PROVIDES THE OPPORTUNITY TO WORK FROM HOME

COMPLETION OF THIS PROJECT WILL BE IN 2012 / 2013 PLEASE CALL DAVID GOEDHEER ON 0411716776 FOR ALL INFORMATION IN REGARDS TO THE SALE AND LEASE OF THIS EXCITING AND HISTORIC PROPERTY