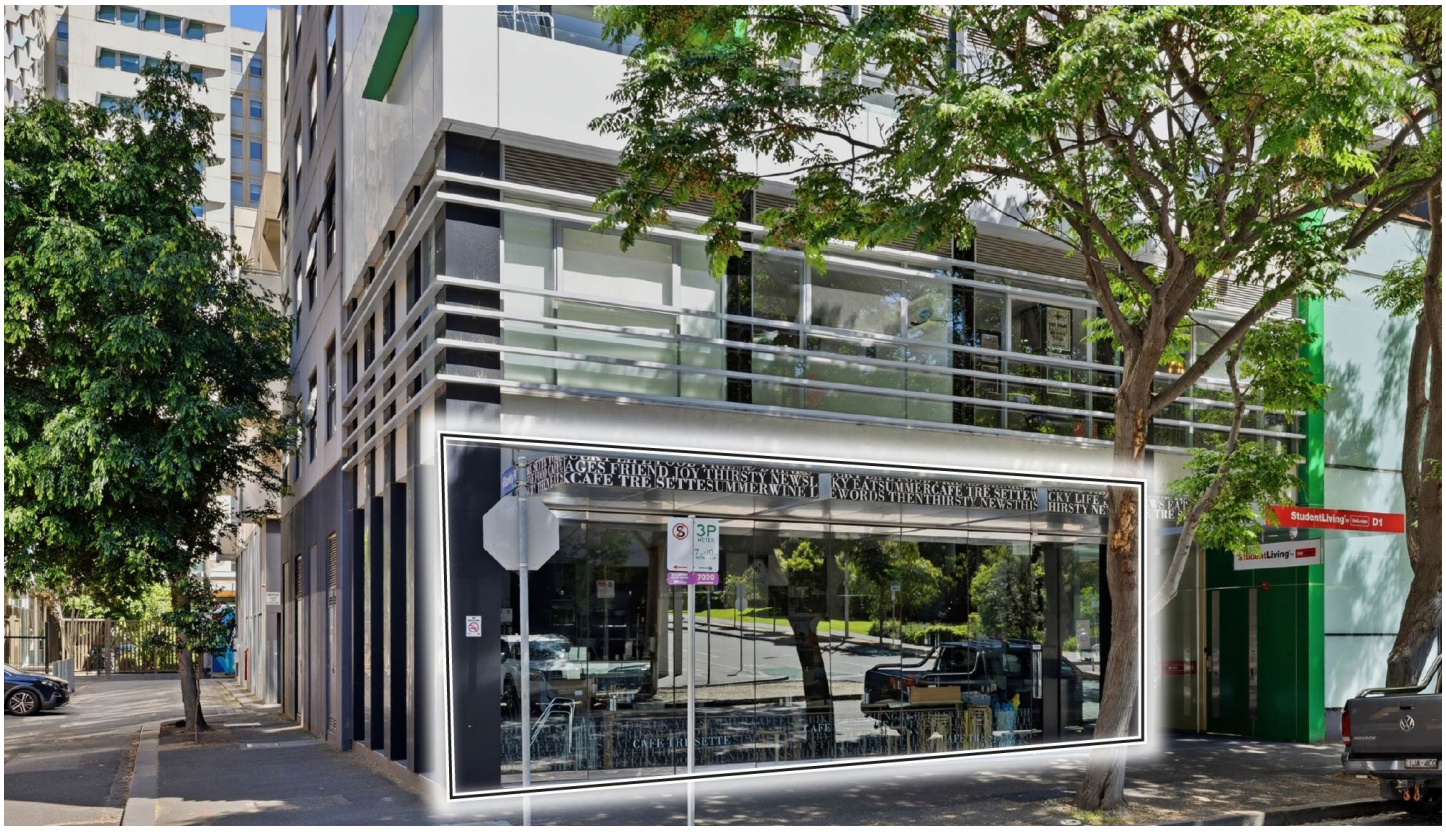
INFORMATION STATEMENT

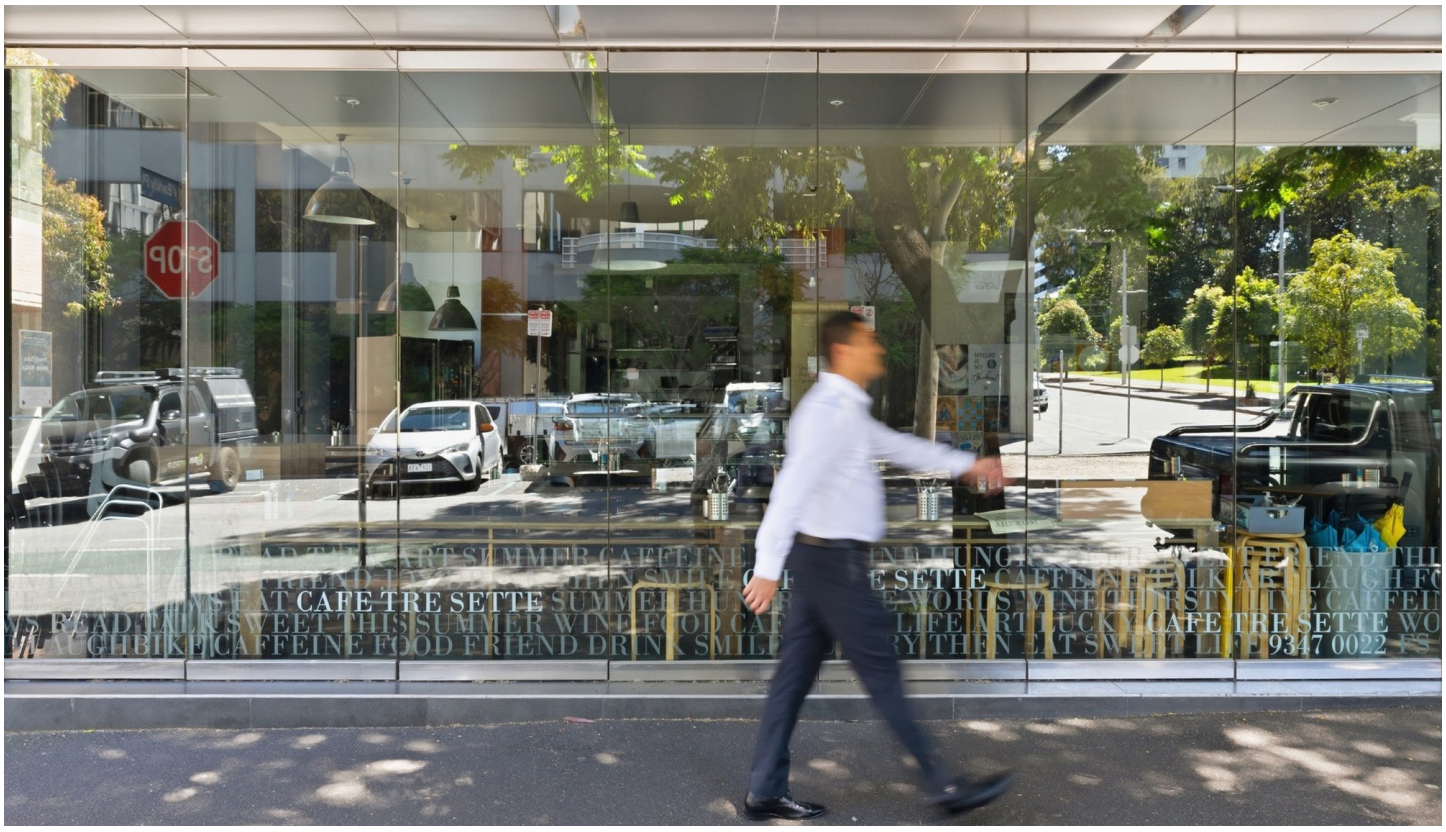
ADDRESS: 139 BOUVERIE STREET, CARLTON VIC 3053
FOR LEASE

PARTICULARS

Rent:	$55,000.00 per annum + GST & outgoings	
Principle Outgoings	Council rates	$3,840.00 per annum
	Water rates	$1,920.00 per annum
	Owners corporation	$6,000.00 per annum
	Land tax	TBA
Title particulars	Certificate of Title — Volume 05978 Folio 526 Lot 1 on Plan of Subdivision 537870Y.	
Zoning	Capital Centre Zoining (CCZ)	
Propety Features	Total building area of 100 sqm* One car space on title & ample street parking Existing cafe/resturant fit-out with open-plan customer seating 180 m* to the Swanston Street tram stop Positioned right next to university accommodation	






CAFE TRE SETTE
CAFE TRE SETTE
9347 0022


COHEN NOIR
WHERE IS MY Husband!
CARL BARRON



INFORMATION STATEMENT



Anthony Comand | 0408 486 335
anthony.comand@cva.melbourne

“100 sqm* of hospitality opportunity in the heart of Carlton, complete with an existing café/ restaurant fit-out, expansive glazed frontage and a prime position surrounded by universities, bustling retail strips and Melbourne’s CBD.”

Curious, driven, and never without a strategy — Anthony Comand brings a fresh edge to Melbourne’s northern commercial scene. With a background in premium residential sales and fast-moving brand marketing, he knows how to win trust, negotiate smart, and keep things moving. Anthony thrives on the thrill of the deal but stays focused on what matters most: helping clients make confident decisions that stand the test of time. Straight-talker. Detail-digger. Big-picture thinker. If there’s value to uncover, he’ll find it — and make sure you’re the first to know.



Craig McKellar | 0431 892 780
craig.mckellar@cva.melbourne

“Positioned amongst Melbourne’s most vibrant hospitality and education precincts, this 100 sqm* opportunity offers an existing café/restaurant fit-out, impressive street exposure and a constant flow of students, residents and visitors.”

Craig has been transacting commercial real estate in Melbourne’s north for more than two decades. And in that time, he’s marvelled at how the properties within this point of the city have adapted to the burgeoning urban landscape. It’s a transformation he has witnessed not just as a real estate agent but a property consultant, too. He’s equipped with the resources to think beyond today and forecast market trends, investor profitability and even Melbourne’s weather — yes, you should always pack a jumper.