



### 34/204-218 Dryburgh Street NORTH MELBOURNE VIC

Excellent exposure for a small to medium business.

- Total area 79m2 approx
- An abundance of natural light, secure under cover parking for 2 vehicles
- Located on third floor with a stunning outlook
- Lift access and communal kitchen facilities
- Close to Errol Street cafes and eateries
- Superb location located within the City of Melbourne and less than 2kms from the heart CBD
- Easy access to all major arterial routes including City link, the Eastern and Tullamarine Freeways, train and tram transport

For further details contact Charles Bongiovanni 0414 339 644 or [charles@alexkarbon.com.au](mailto:charles@alexkarbon.com.au)  
 Alexkarbon Real Estate  
 122 Errol Street,

**Building Size** : 79 sqm

**View** : <https://www.alexkarbon.com.au/lease/vic/inner-city/north-melbourne/commercial/retail/6208087>



**Charles Bongiovanni**  
 03 9326 8883