



Dual-Use Docklands Asset -
Shopfront + Residence on the
Yarra Edge



For Sale

88 Australian Wharf, Docklands VIC 3008

\$950,000 - 1,040,000

For Sale

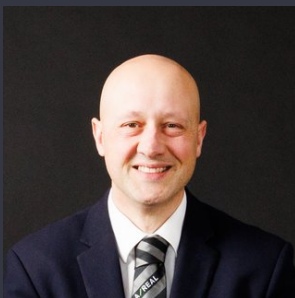
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A rare dual-income waterfront asset in one of Docklands' most tightly held micro-precincts, 88/88A Australian Wharf delivers the ultimate fusion of commercial performance and residential flexibility - where business, lifestyle, and water's edge prestige converge.

Positioned directly on the Yarra River fringe, this two-level corner holding presents an exceptional opportunity for investors, owner-operators, or lifestyle buyers seeking a foothold in Melbourne's most strategically connected waterfront district. The ground floor offers high-exposure commercial frontage, while the upper level delivers private residential living - a configuration that is increasingly scarce in the inner-city market.

- True live-work waterfront configuration in tightly held Australian Wharf
- Dual-income potential: retail/office + residential accommodation
- Corner positioning with enhanced visibility and natural light
- 2 secure car spaces in a high-demand Docklands precinct
- Minutes to CBD, South W...



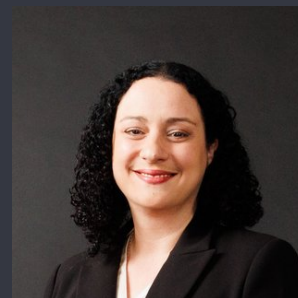
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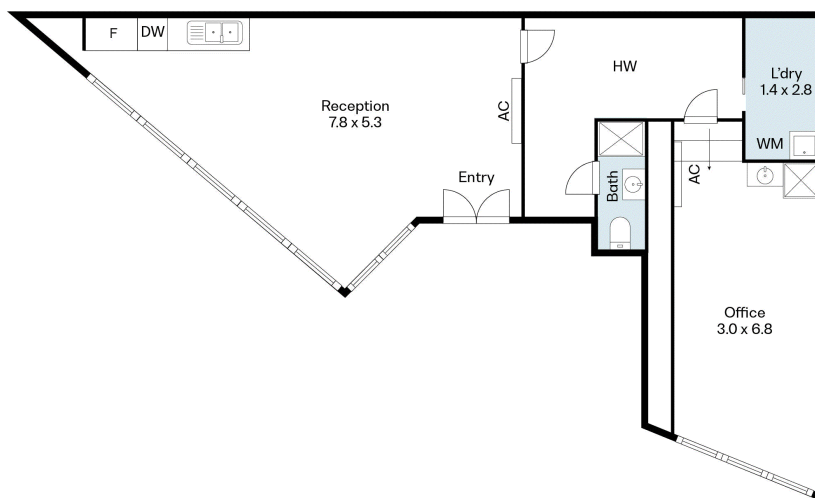
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A/REAL







BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

NORTH

Suites 4 & 5, Level 1, 494 High Street, Lalor. VIC 3075 | 03 9436 0888

POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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