

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



### For Sale

88 Australian Wharf, Docklands VIC 3008

\$1,380,000 - \$1,518,000

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

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...



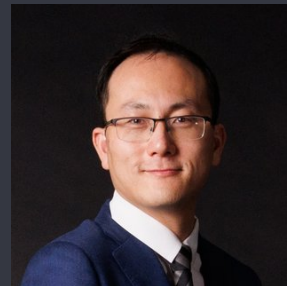
**Andy Yuan**

Senior Sales Executive, Licensed Estate Agent, Auctioneer

0406 217 388

03 8686 8388

[andy.yuan@areal.com.au](mailto:andy.yuan@areal.com.au)



**Dave Tang**

Sales Executive

0432 523 853

8686 8388

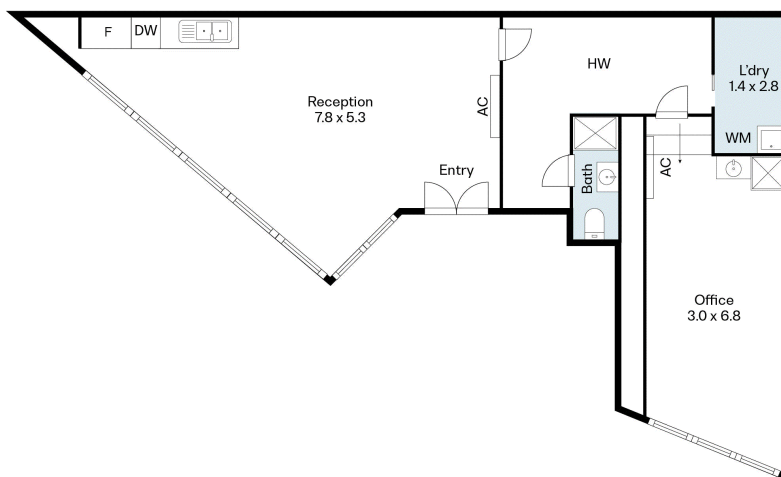
[dave.tang@areal.com.au](mailto:dave.tang@areal.com.au)

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#### 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

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

[info@areal.com.au](mailto:info@areal.com.au)

[areal.com.au](https://areal.com.au)