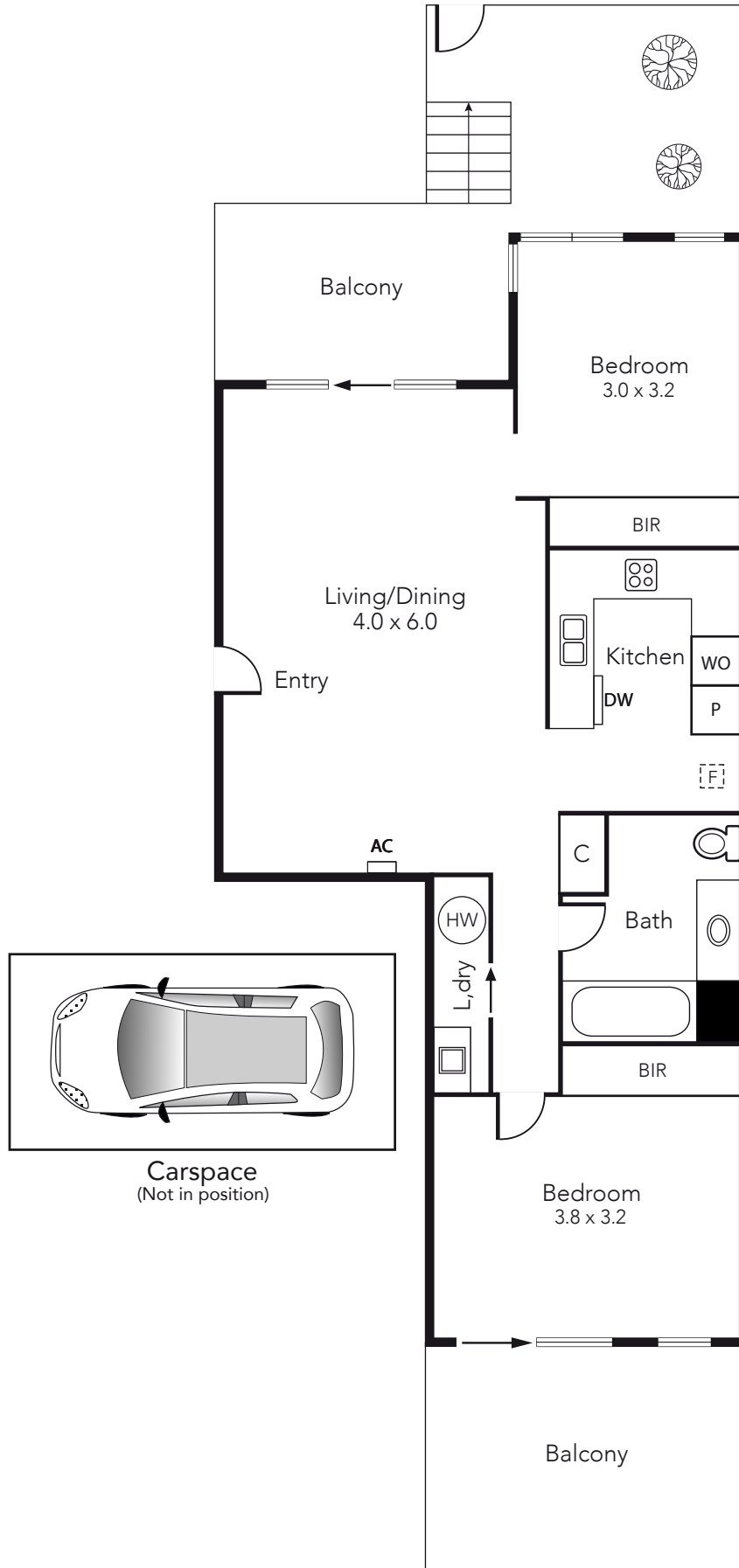


1/85 Pickles Street, Port Melbourne



Disclaimer: Every care has been taken to verify the accuracy in the brochure.
All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.



SIMON GRAF