


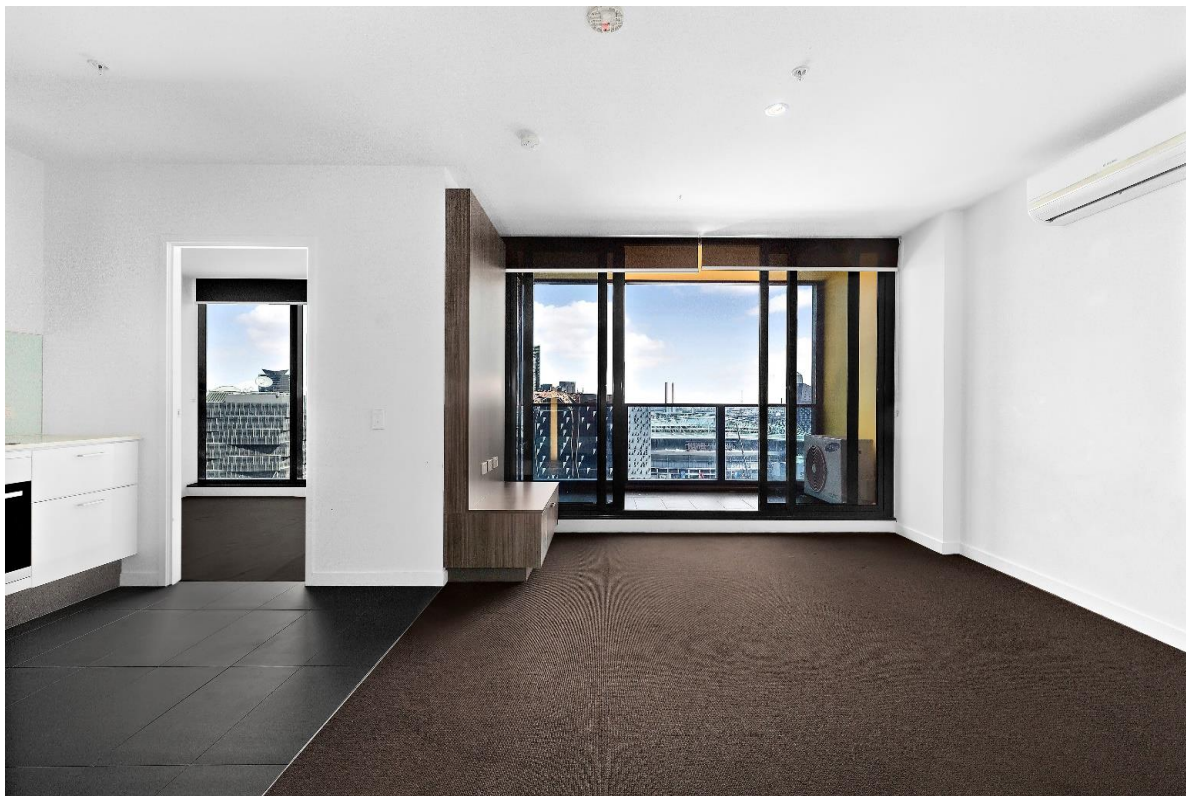


Dingle Partners

| Estate Agents
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1915/220 Spencer Street, Melbourne

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Additional Information

- Trams and Southern Cross Station out front
- Westerly aspect
- Split system heating and cooling
- Balcony
- Resident heated pool, gym, spa and sauna
- Secure intercom entry

Rates:

Water Rates - \$615.88 per annum approx.
Council Rates - \$1,078.92 per annum approx.
Owners Corp - \$4,090.96 per annum approx.

Chattels:

All fixed floor coverings, electric light fittings and fixtures, window furnishings

Preferred Settlement:

30/60/90 days – 10% deposit

Schools:

University High School	2.1 km
Docklands Primary School	1 km
South Melbourne Primary School	1.5 km
RMIT University	1.24 km

Public Transportation:

V-Coach: Southern Cross Coach Terminal	54 m
Bus: Southern Cross Coach Terminal	54 m
Tram: 1-Spencer Street / Bourke Street	168 m
Train: Southern Cross Terminal	282 m

Other Amenities

Marvel Stadium	482 m
Flagstaff Gardens	568 m
Chinatown Melbourne	1.26 km
Queen Victoria Market	969 m

PRIVATE SALE

CONTACT ROBERT EGGERS

0412 329 340

Dingle Partners Pty Ltd. ABN: 67 099 681 188 Tel: 61 3 9614 6688 Fax: 61 3 9629 8811 www.dinglepartners.com.au

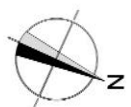
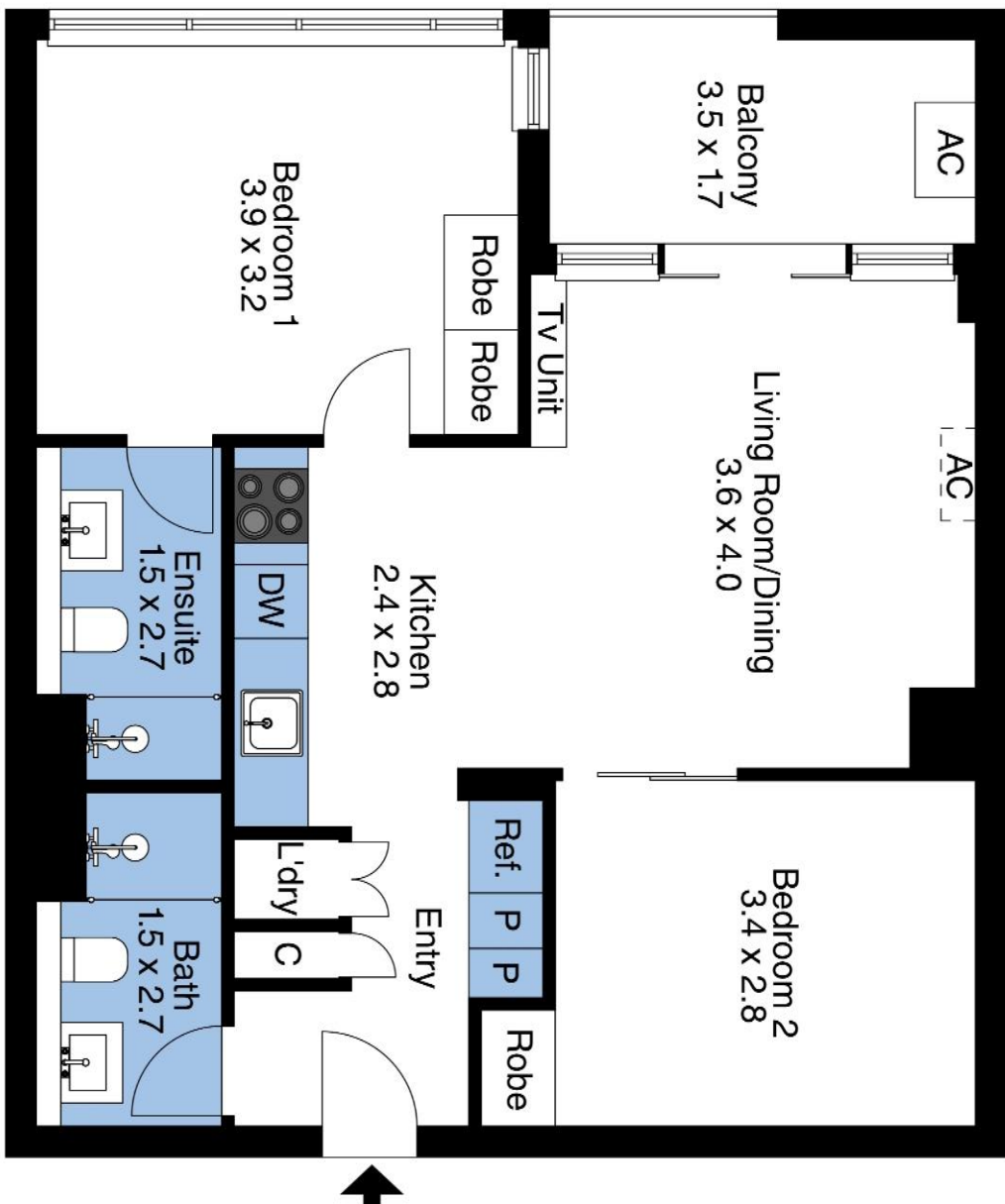
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

📍 **Head Office:** 39 Queen Street, Melbourne VIC 3000 📍 Carlton 📍 Richmond 📍 St Kilda Rd

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