




# Dingle Partners

| Estate Agents  
| Sales  
| Property Management  
| Project Management  
| Consultants



**1004/225 Elizabeth Street, Melbourne**

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## Additional Information

- Resident Gym
- Large separate storeroom
- Central heating and cooling

## Rates:

Water Rates - \$615.88 per annum approx.  
Council Rates - \$1,198.18 per annum approx.  
Owners Corp - \$6,068.40 per annum approx.

## Chattels:

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

## Preferred Settlement:

30/60 days – 10% deposit

## Schools:

Carlton Gardens Primary School	1.4 km
University High School	1.9 km
Eltham College – Lonsdale Street	0.2 km
Ozford College	0.7 km

## Public Transportation:

Tram: Elizabeth St, Bourke, St, Collins St  
Bus: Lonsdale St  
Train: Flinders St Station

## Other Amenities

Bourke Street Mall	99 m
Melbourne Central	360 m
Flagstaff Gardens	765 m
Queen Victoria Market	790 m

**PRIVATE SALE**

**CONTACT ROBERT EGGERS**

**0412 329 340**

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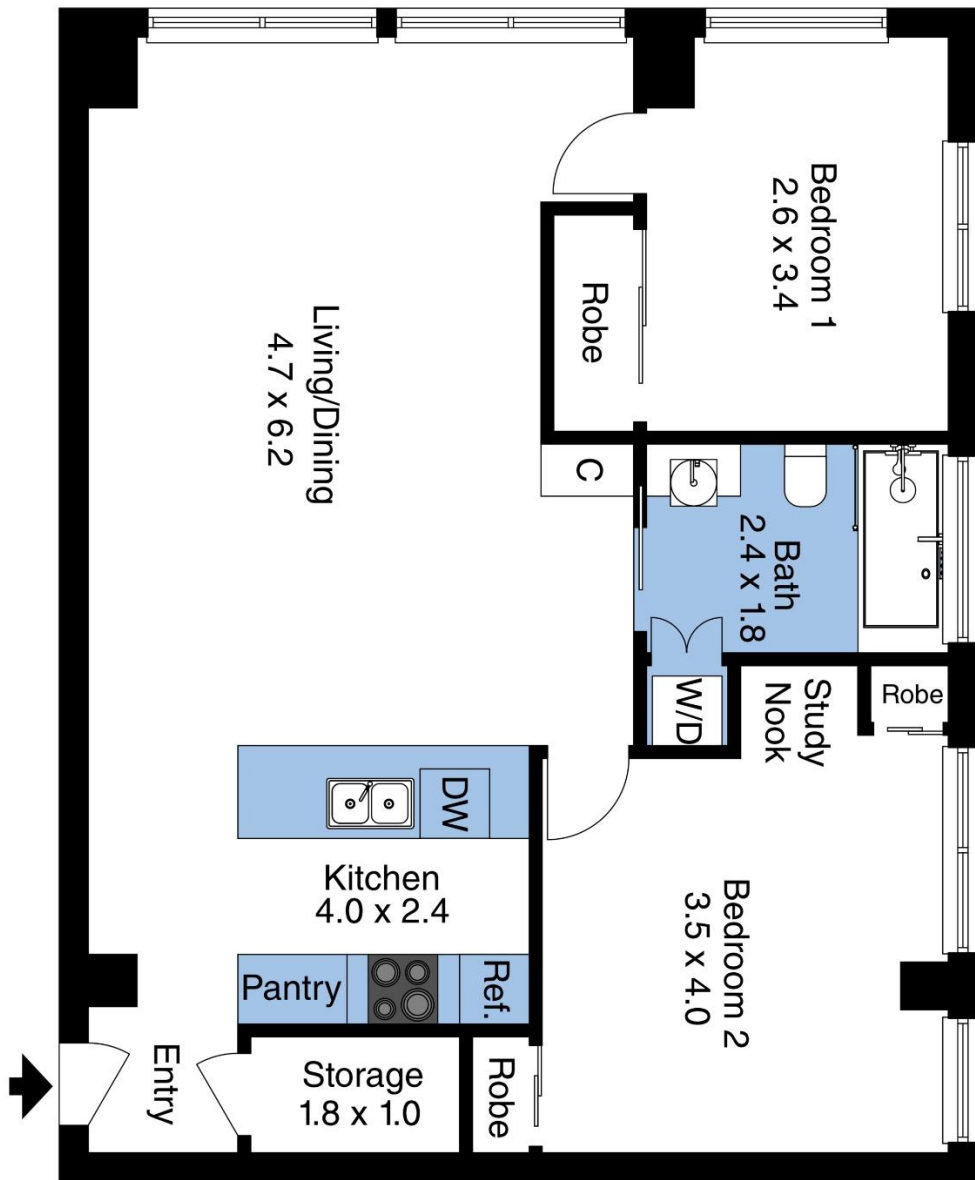
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by DIAKRIT