




Dingle Partners

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

1/71 Westbury Street, St Kilda East

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Additional Information

- 1 Car Space
- Outdoor Courtyard / Balcony
- Convenient Access to Transport

Rates:

Water Rates – \$615.88 per annum approx.
Council Rates – \$1327.35 per annum approx.
Body Corp – \$2,200 per annum approx.

Chattels:

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

Preferred Settlement:

30/60 days – 10% deposit

Schools:

St Mary's College Melbourne	500 m
St Michael's Grammar School	600 m
Windsor Primary School	800 m
Elwood College	2.2 km

Public Transportation:

Tram: 39-Argyle Street / Chapel Street	400 m
Bus: Cardigan Street / Hotham Street	400 m
Train: Balaclava Train Station	670 m

Other Amenities

St Kilda Sports & Fitness Centre	250 m
Alma Park East	400 m
Coles Supermarket	560 m
Windsor Private Hospital	870 m

AUCTION 13TH AUGUST AT 12.00 PM

CONTACT MALCOLM DINGLE 0418 333 489
JAY DOMINGO 0436 697 582

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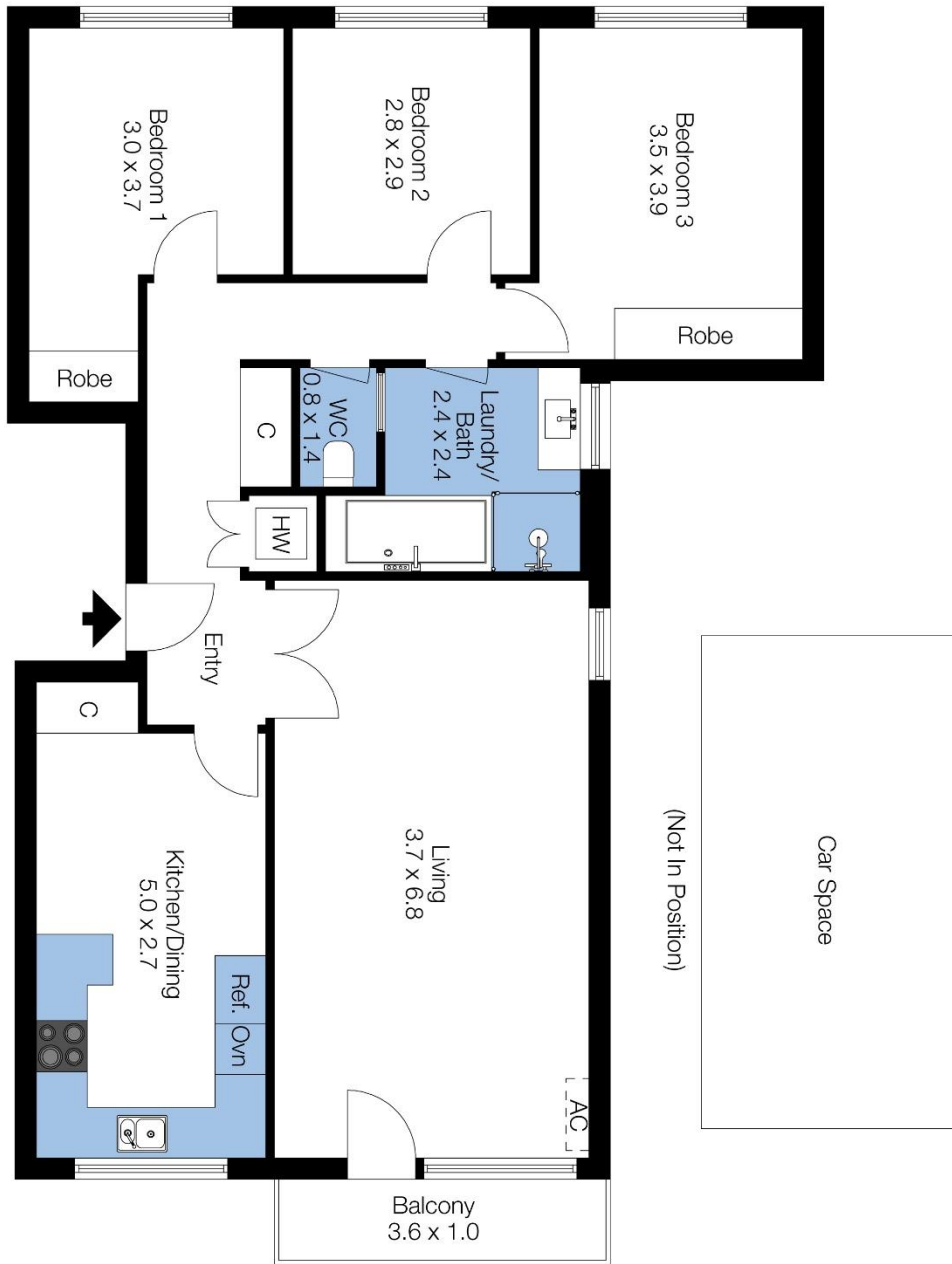
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

• **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 meters. Entrance directions are not in position. Plans should not be relied on. Intended parties should make and rely on their own enquiries.

Produced by DIAKRIT

