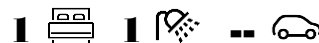


# Dingle Partners

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**619/1 Acacia Place, Abbotsford**



## Additional Information

- Secure Casual Underground Parking
- 2 Gymnasiums (Cardio & Weights Gym)
- Resident Rooftop BBQ & Outdoor Dining Area
- Pool, Spa and Sauna Facilities

## Rates:

Water Rates - \$615.88 per annum approx.  
Council Rates - \$726.29 per annum approx.  
Body Corp - \$3,813.04 per annum approx.

## Chattels:

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

## Preferred Settlement:

30/60/90days – 10% deposit

## Rental Appraisal Price:

\$330 - \$360 per week

## Schools:

Yarra Primary School	700 m
Xavier College – Burke Hall	700 m
Richmond High School	1.2 km
Melbourne Girls College	1.2 km

## Public Transportation:

Tram: 25-River Bvd / Victoria St	100 m
Bus: Caritas Christi Hospice	700 m

## Other Amenities

Victoria Gardens Shopping Centre	315 m
Main Yarra Hiking Trail	420 m
IKEA Warehouse	650 m
Studley Park	745 m

**PRIVATE SALE**

**CONTACT JAY DOMINGO**

**0436 697 582**

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

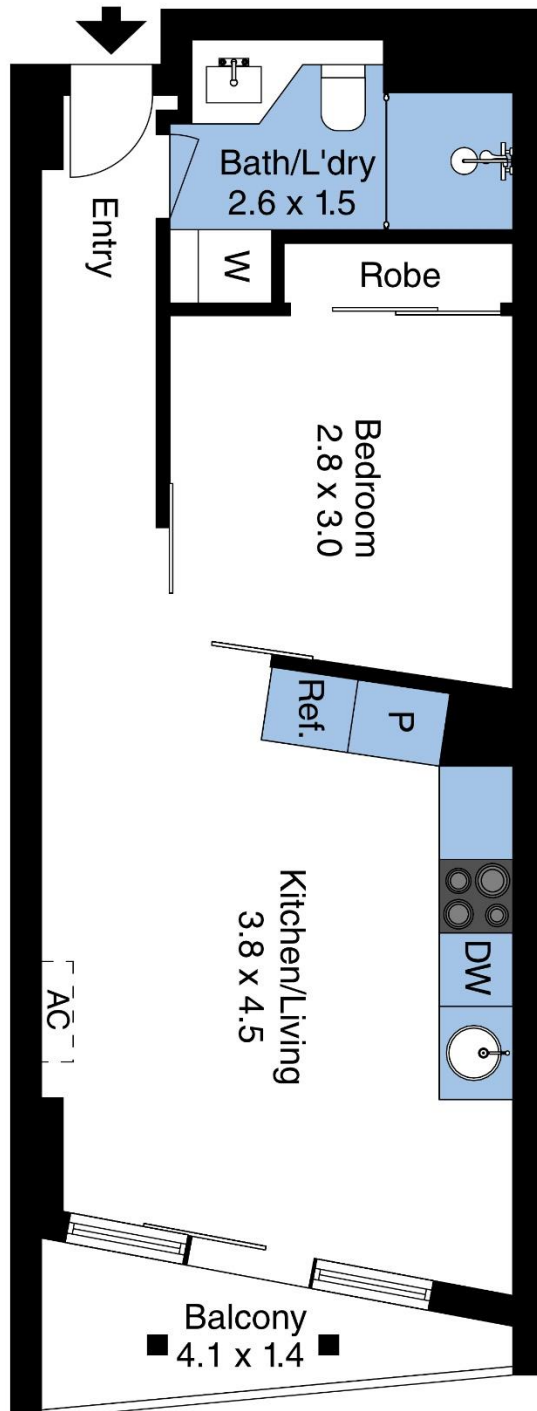
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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

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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

