




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804/1 Acacia Place, Abbotsford

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Additional Information

- Secure parking
- Secure storage
- 2 Gymnasiums (Cardio & Weights Gym)
- Resident BBQ & Outdoor dining area
- Pool, Spa and Sauna Facilities

Rates:

Water Rates - \$615.00 per annum approx.
Council Rates - \$1,379 per annum approx.
Body Corp - \$8,008 per annum approx.

Chattels:

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

Preferred Settlement:

30/60 days – 10% deposit

Schools:

Yarra Primary School	0.6 km
Richmond High School	1.2 km
Melbourne Girls College	1.2 km
Collingwood College	2.3 km

Public Transportation:

Tram: 25-River Bvd / Victoria Street	37 m
Bus: Burnley St / Victoria St Station	381 m
Train: Collingwood Train Station	1.91 km

Other Amenities

CBD	5 km
Victoria Gardens Shopping Centre	1.7km
IKEA	200 m
Studley Park	764 m

**EXPRESSIONS OF INTEREST CLOSING TUESDAY 18th MARCH AT 4.00 PM
(If not sold prior)**

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

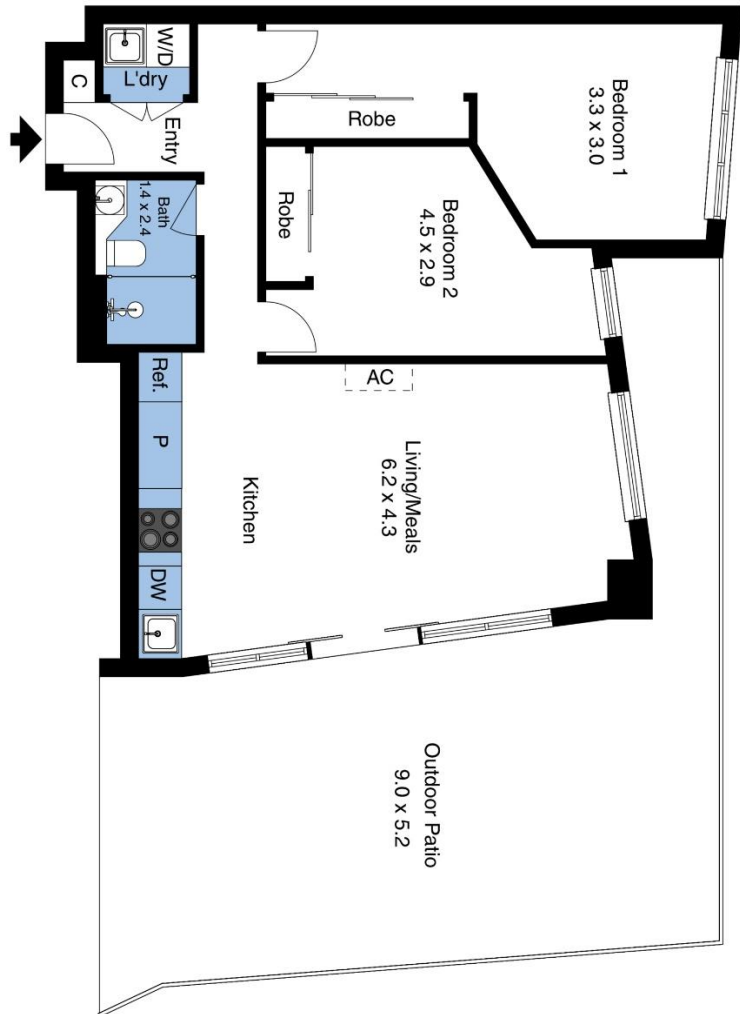
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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.



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