




# Dingle Partners

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

**1103/408 Lonsdale Street, Melbourne**

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## Additional Information

- Secure Intercom Entry & Lift Access
- Classic Style Building
- Dedicated Kitchen Area
- Lonsdale Street Aspect
- Bus Stop Front of Building

## Rates:

Water Rates - \$615.88 per annum approx.  
Council Rates - \$552.03 per annum approx.  
Owners Corp - \$2,878.64 per annum approx.

## Chattels:

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

## Preferred Settlement:

30/60 days – 10% deposit

## Schools:

RMIT University Melbourne Campus	520 m
Ozford College	520 m
Carlton Gardens Primary School	1.4 km
University High School	1.8 km

## Public Transportation:

Tram: 4-Queen St / La Trobe St	200 m
Bus: Hardware Lane / Lonsdale Street	25 m
Train: Melbourne Central Station	317 m

## Other Amenities

Bourke Street Mall	261 m
Galleria Melbourne Shopping Mall	335 m
Flagstaff Gardens	500 m
Chinatown Melbourne	568 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](http://www.dinglepartners.com.au)

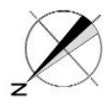
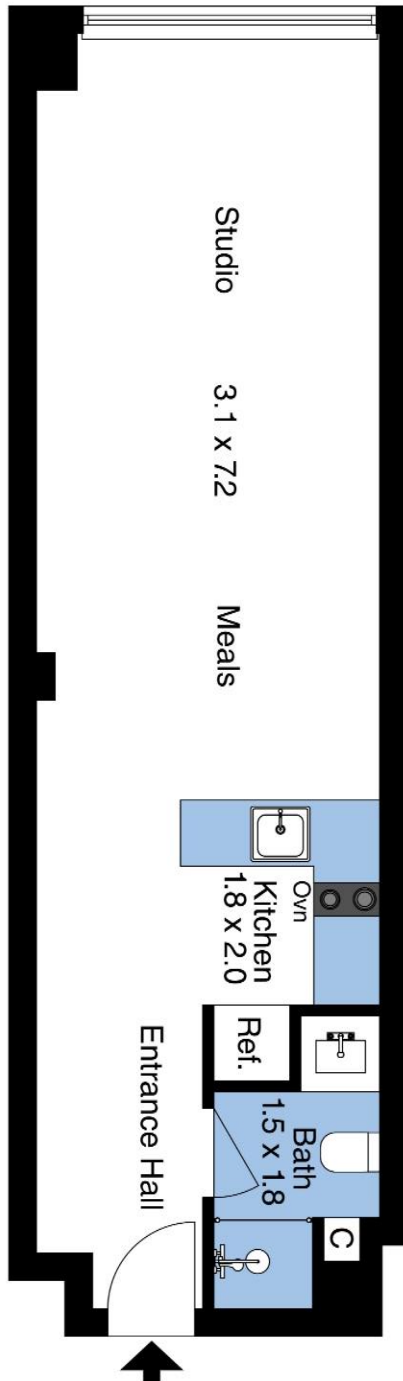
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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

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This floor plan is not to scale, measurements are indicative and in meters. Exterior elements are not in profile. Plans should not be relied on - interested parties should make site view on their own inquiries.

Produced by DIAKRIT

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