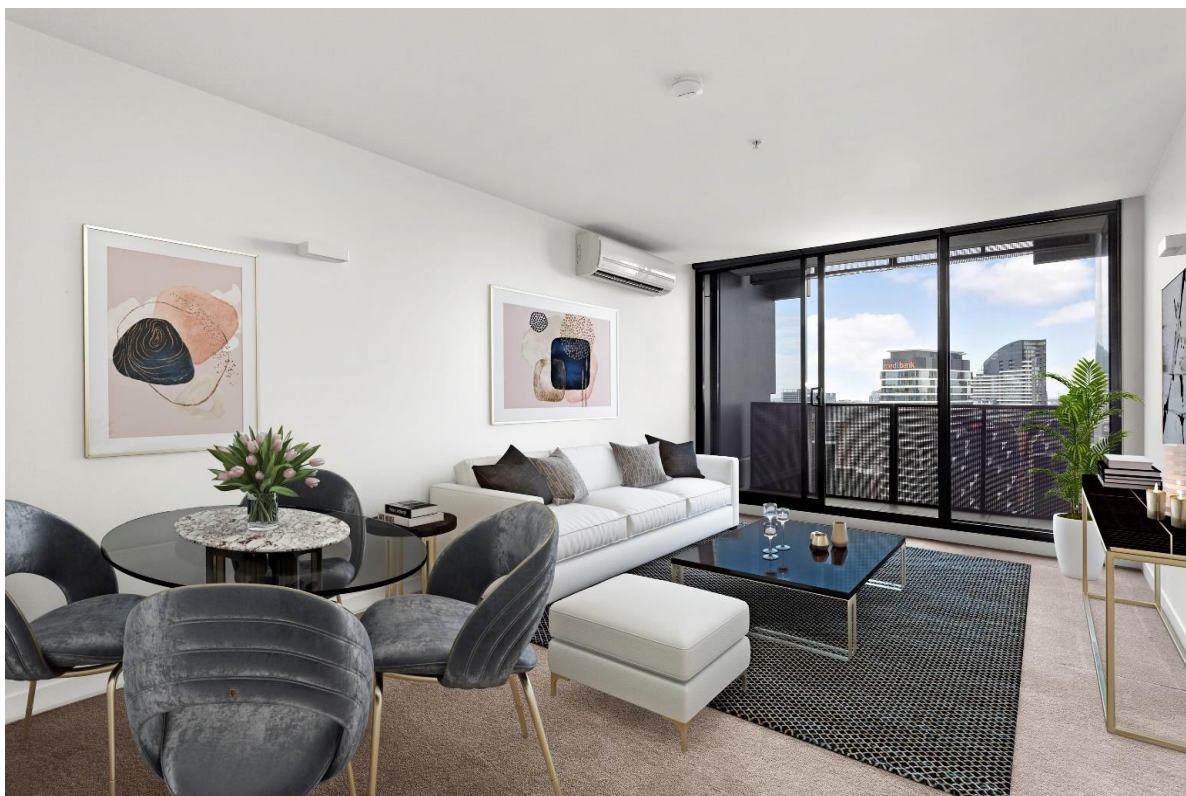


# Dingle Partners

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**2609/200 Spencer Street, Melbourne**

**2**  **2**  **1** 

## Additional Information

- Secure parking – Level 3
- Split system heating and cooling
- Fabulous Views
- Totally Convenient Position
- Resident Pool and Gym

## Rates:

Water Rates - \$615.18 per annum approx.  
Council Rates - \$1,209.02 per annum approx.  
Owners Corp - \$5,639.20 per annum approx.

## Chattels:

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

## Preferred Settlement:

30/60 days – 10% deposit

## Schools:

University High School	2.1 km
South Melbourne Primary School	1.4 km
North Melbourne Primary School	2 km
Ozford College	0.4 km

## Public Transportation:

Tram: 1-Spencer St / Bourke St	114 m
Bus: Skybus Coach Terminal	48 m
King St / Lonsdale St	227 m
Train: Southern Cross Station	243 m
V-Coach: Southern Cross Station	243 m

## Other Amenities

Spencer Outlet Centre	69 m
Marvel Stadium	431 m
Goldsbrough Village	371 m
Flagstaff Gardens	599 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)

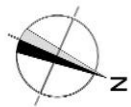
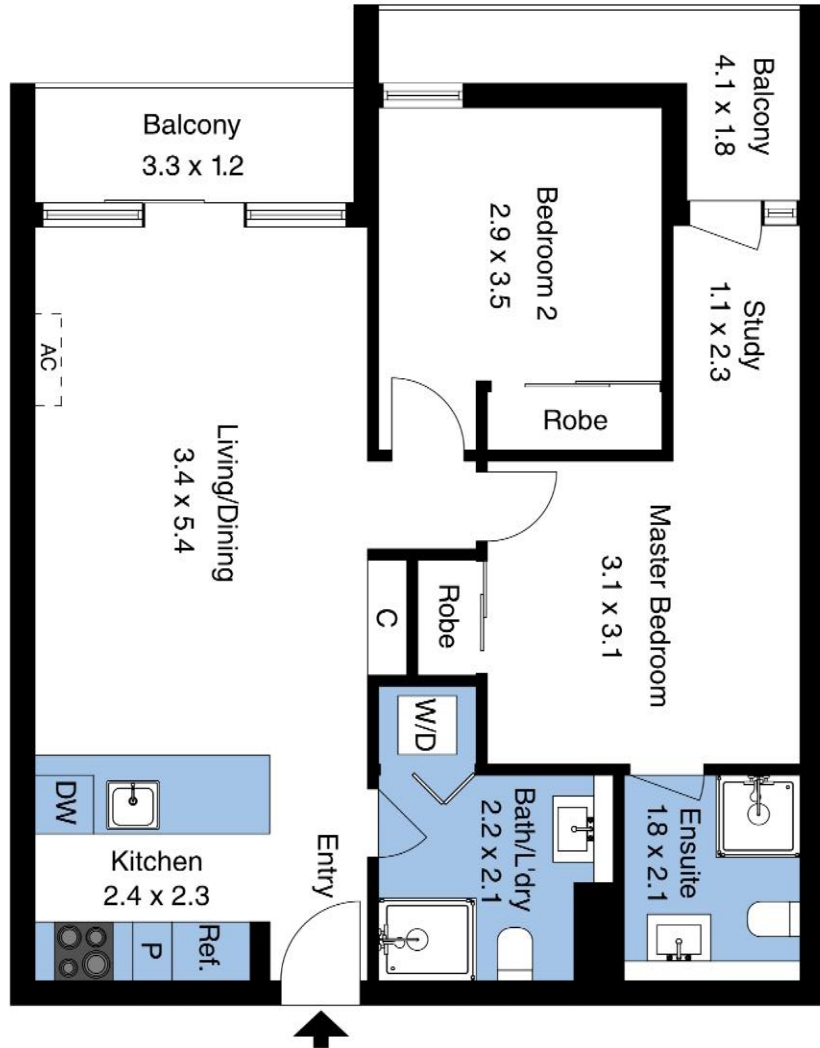
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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

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

Produced by DIAKRIT