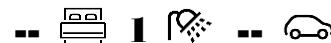


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20/109 Lygon Street, Carlton



Additional Information

- Fantastic Lygon Street location
- Intercom entry
- Electric heater
- Refrigerator
- Built-in Robe
- Communal Laundry

Rates:

Water Rates - \$615.88 per annum approx.
Council Rates - \$363.37 per annum approx.
Owners Corp - \$1,300.00 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)	474 m
University of Melbourne	700 m
Carlton Gardens Primary School	0.4 km
Holmes Secondary College	0.8 km

Public Transportation:

Tram: 4-Queensberry St / Swanston St	253 m
Bus: Queensberry St / Lygon St	34 m
Train: Melbourne Central	674 m

Other Amenities

Carlton Gardens	486 m
Fitzroy Market	1.41 km
The Royal Melbourne Hospital	1.09 km
Flagstaff Gardens	1.23 km

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

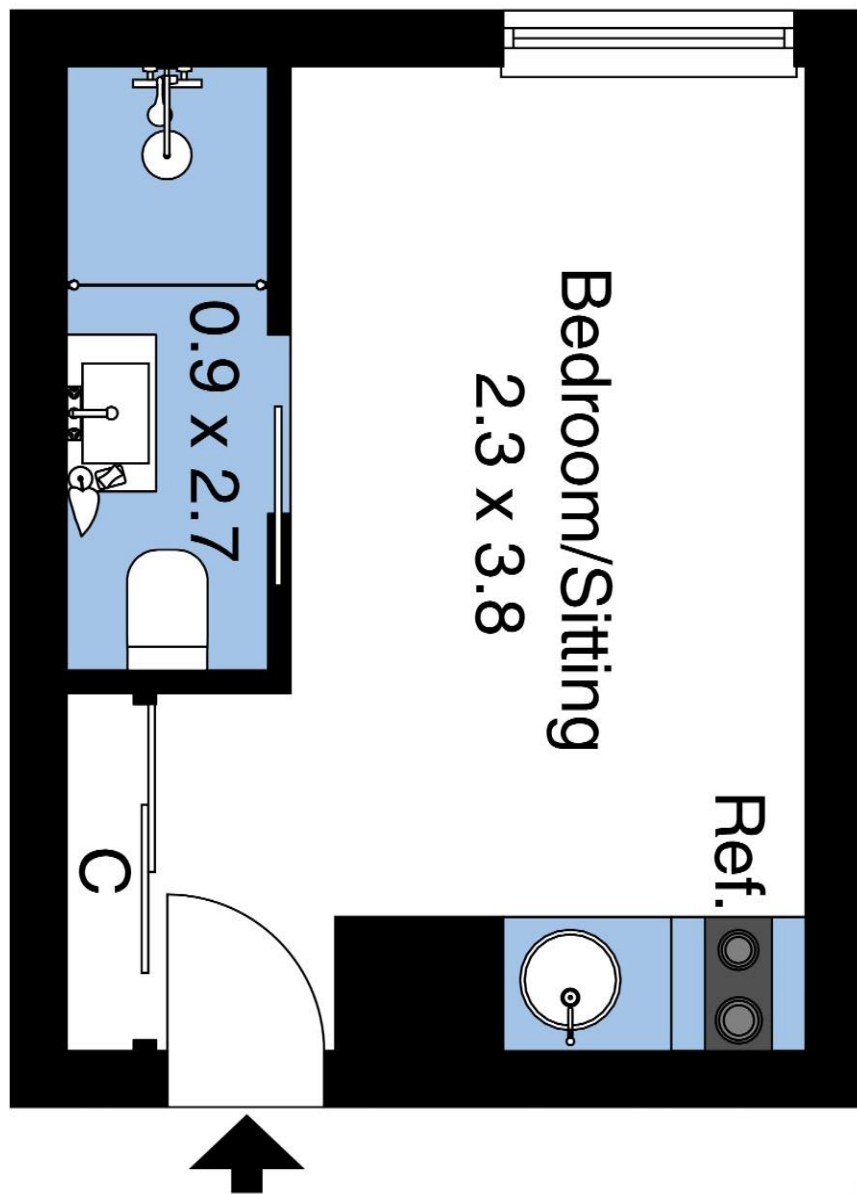
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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. Unfinished parties should make and sign on their own enquiries.

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