

Dingle Partners

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

14/95 Union Road, Ascot Vale

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Additional Information

- Secure Parking
- Large Balcony
- Large WIR
- Convenient Transport Access

Rates:

Water Rates - \$615.88 per annum approx.
Council Rates - \$1,331.50 per annum approx.
Body Corp - \$5,069.28 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:

\$350 - \$380 per week

Schools:

Ascot Vale Primary School	0.6 km
Mount Alexander 7-12 College	1.7 km
St Mary's School	0.5 km
St Brendan's School	1.7 km

Public Transportation:

Tram: 35-Munro Street / Union Road	50 m
Bus: Union Road / Mirams Street	50 m

Other Amenities

Woolworths Union Road	372 m
Victory Park	436 m
Ascot Vale Leisure Centre	463 m
Riverside Golf & Sports Centre	1.2 km

AUCTION 23rd JULY at 2.30 PM

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

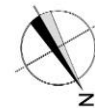
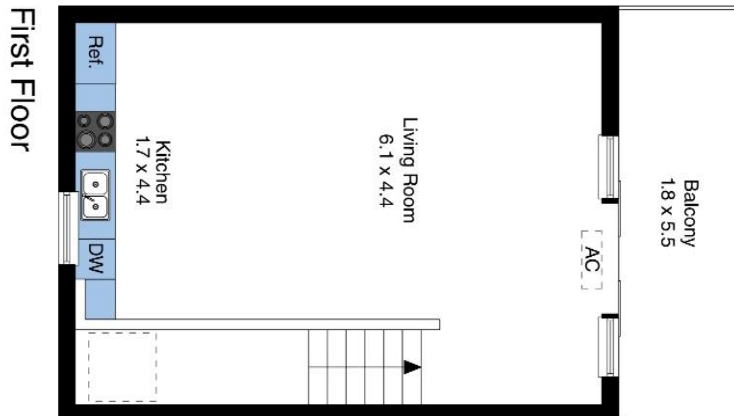
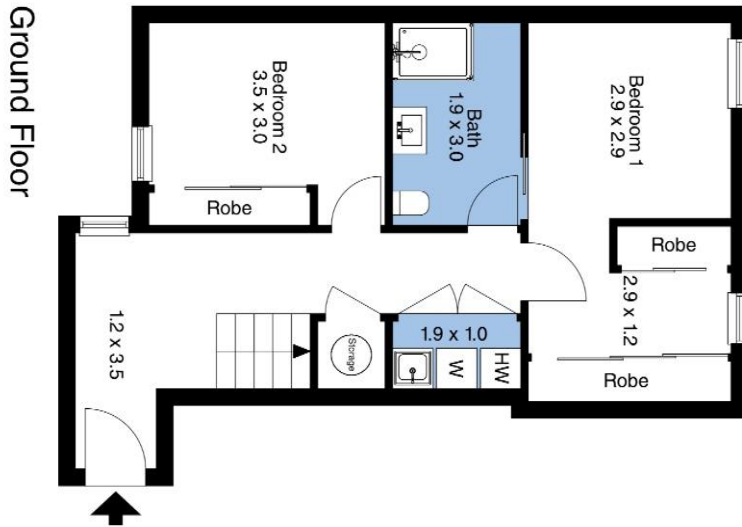
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

📍 **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. Unsettled parties should make and rely on their own enquiries.

Produced by DIAKRIT