

Dingle Partners

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

245 Gore Street, Fitzroy

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Additional Information

- Remote Side Driveway Access
- Convenience of Abundant Amenities
- 2 Large Balconies
- Huge Renovation Potential

Rates:

Water Rates - \$615.88 per annum approx.
Council Rates - \$2,828 per annum approx.
Land Tax – \$7,158.00 (2022 assessment)

Chattels:

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

Preferred Settlement:

30/60 days – 10% deposit

Rental Appraisal:

\$675 - \$700 per week

Schools:

Fitzroy Primary School	0.2 km
Collingwood College	0.7 km
Sacred Heart School	0.4 km
St Joseph's School	0.4 km

Public Transportation:

Tram: 18-Hodgson St / Smith St	100 m
Bus: Smith St / Johnston St	300 m

Other Amenities

Fitzroy Market	716 m
Collingwood Medical	718 m
Carlton Gardens	1.03 km
Victoria Park	1.32 km

AUCTION 18th JUNE AT 1.00 PM

CONTACT MALCOLM DINGLE

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JAY DOMINGO

0436 697 582

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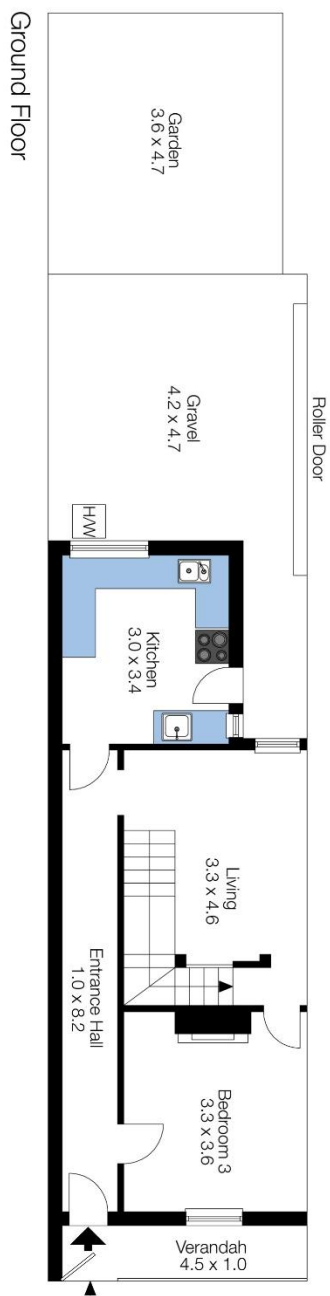
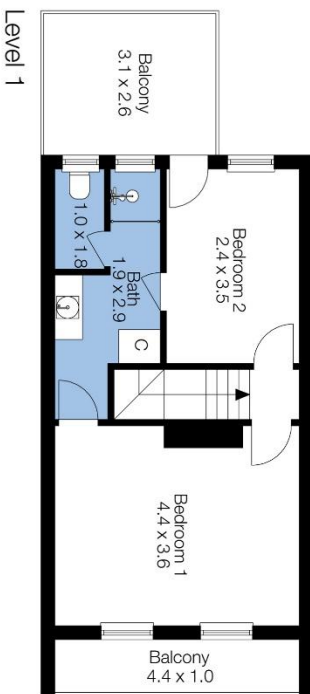
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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

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The site plan and floor plan are not to scale. Measurements are indicative and to inform. Builders and others are advised to illustrate proposed plans should be used on. Approved contract should refer and rely on their own enquiries.

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