

# Dingle Partners

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



**22/635 Drummond Street, Carlton North**

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

## Additional Information

- Secure parking
- Storage cupboard
- Courtyard garden

## Rates:

Water Rates - \$845.48 per annum approx.  
Council Rates - \$1,400 per annum approx.  
Body Corp - \$1,674 per annum approx.

## Chattels:

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

## Preferred Settlement:

30/60/90days – 10% deposit

## Schools:

Carlton North Primary School	0.3 km
Princes Hill Secondary College	0.9 km
Croxton Special School	3.3 km
Fitzroy Community School	0.9 km

## Public Transportation:

Tram: 115-Newry St / Lygon St	128 m
Bus: O'Grady St / Rathdowne St	163 m

## Other Amenities

Princes Park	918 m
Carlton Supermarket	287 m
Royal Park	1.4 km
Carlton Medical Centre	530 m

**AUCTION ON 2<sup>ND</sup> APRIL AT 2:00 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](http://www.dinglepartners.com.au)

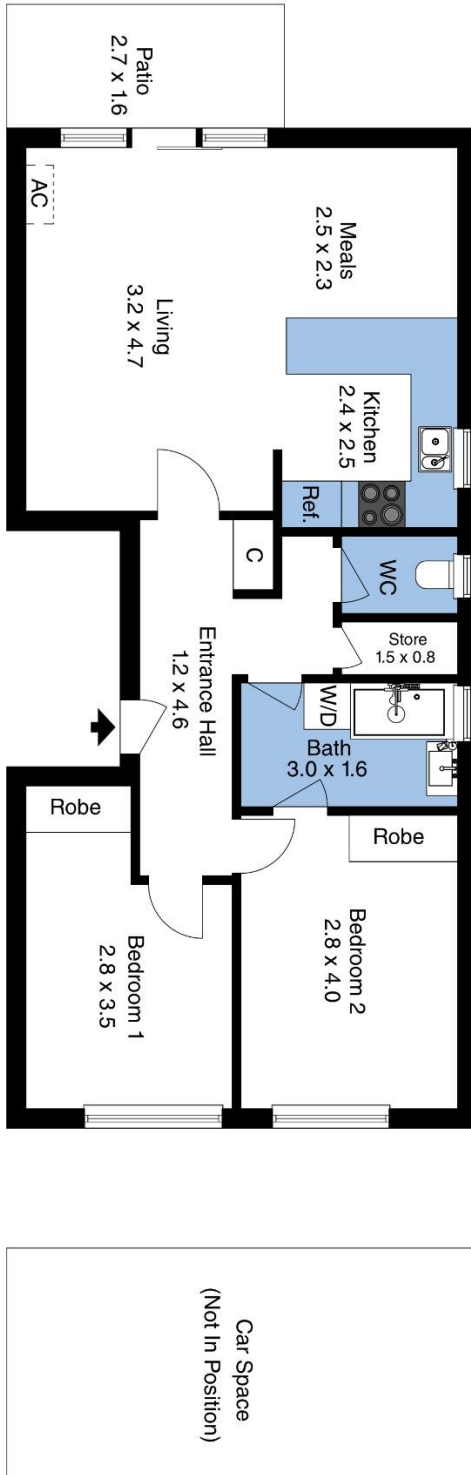
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

📍 **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 in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by DIAKRIT

