


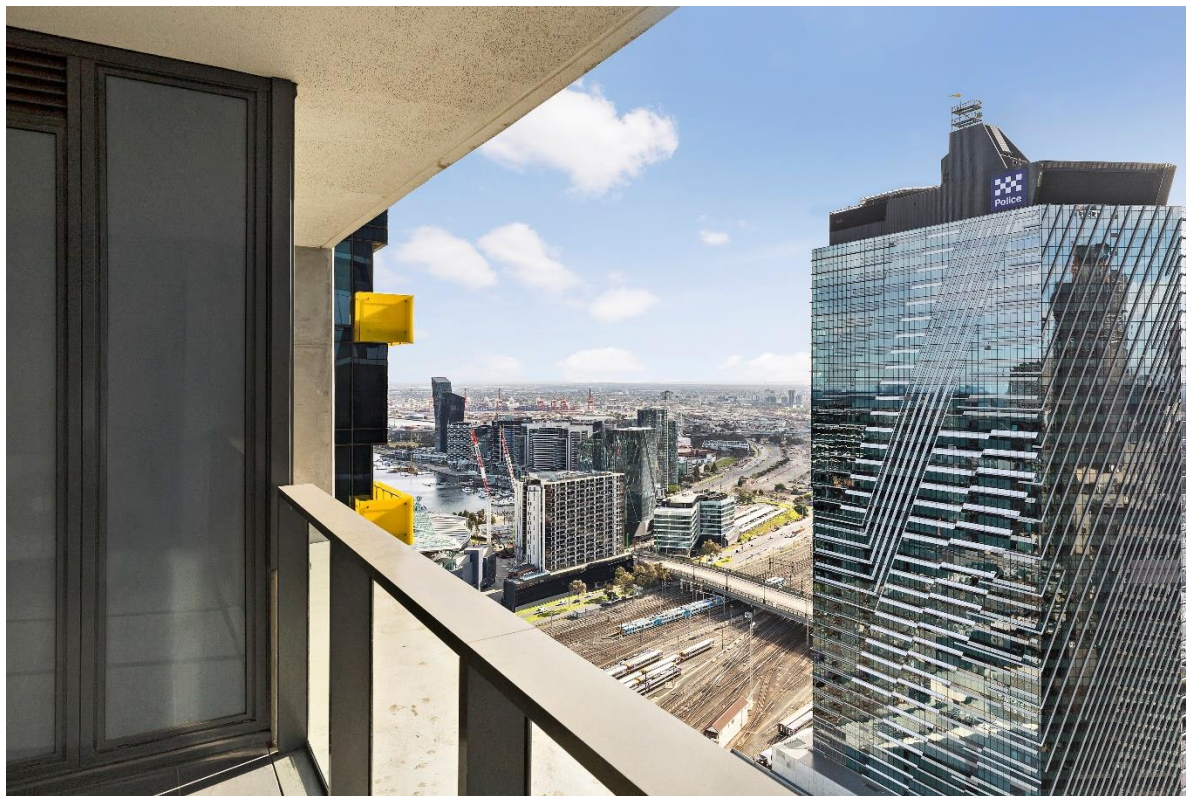


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4102S/220 Spencer Street, Melbourne

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Additional Information

- Totally convenient position
- Ensuite plus Central Bathroom
- Heating & Cooling
- Generous Size Balcony
- Floor-to-Ceiling Windows
- Secure Car Parking Space
- Resident Pool, Gym, Spa & Sauna

Rates:

Water Rates - \$636.28 per annum approx.
Council Rates - \$1,027.76 per annum approx.
Owners Corp - \$4,880.60 per annum approx.

Chattels:

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

Preferred Settlement:

30/60/90 days – 10% deposit

Schools:

University High School	2.1 km
Docklands Primary School	1 km
South Melbourne Primary School	1.5 km
RMIT University	1.24 km

Public Transportation:

V-Coach: Southern Cross Coach Terminal	54 m
Bus: Southern Cross Coach Terminal	54 m
Tram: 1-Spencer Street / Bourke Street	168 m
Train: Southern Cross Terminal	282 m

Other Amenities

Marvel Stadium	482 m
Flagstaff Gardens	568 m
Chinatown Melbourne	1.26 km
Queen Victoria Market	969 m

PRIVATE SALE

CONTACT ROBERT EGGERS

0412 329 340

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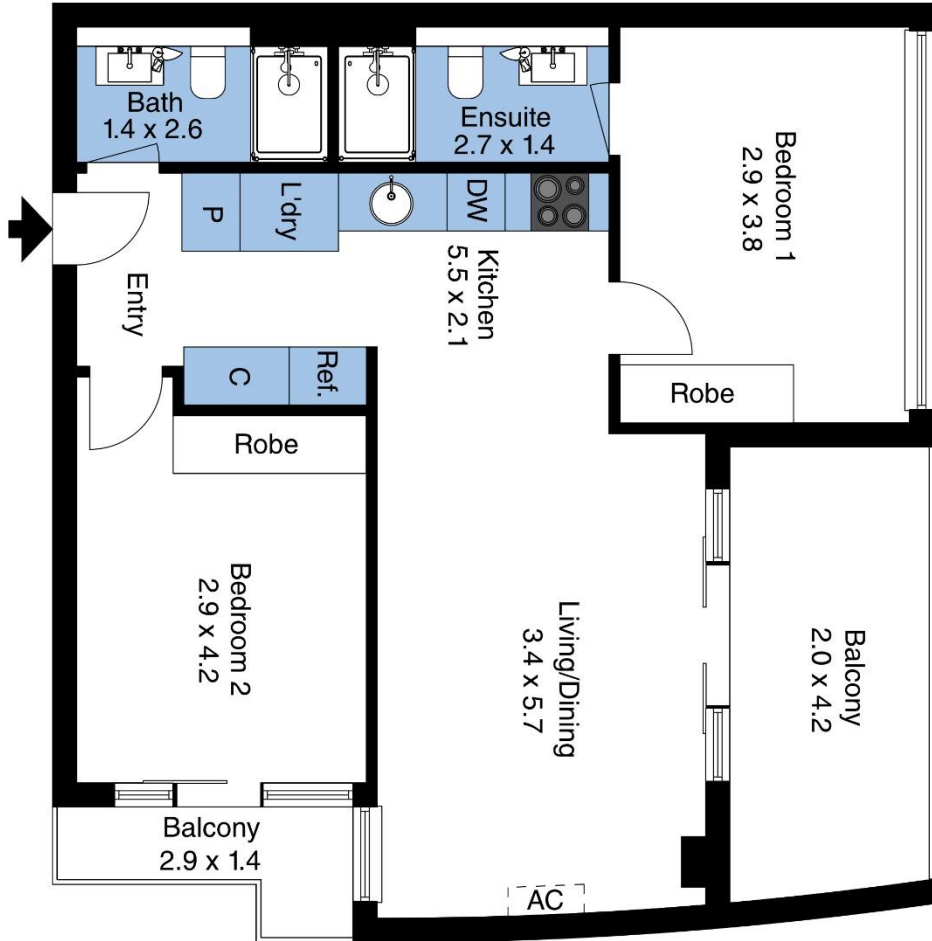
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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

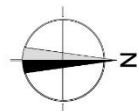
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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