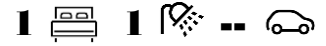


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1609/35 Spring Street, Melbourne



Additional Information

- 24-hour Concierge
- Resident Pool, Gym, Barbecue Area
- Opposite Treasury Gardens
- Top End of Town Position

Rates:

Water Rates - \$615.88 per annum approx.
Council Rates - \$1,306.59 per annum approx.
Owners Corp - \$3,589.76 per annum approx.

Chattels:

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

Preferred Settlement:

30/60 days – 10% deposit

Schools:

Carlton Gardens Primary School	1.4 km
Collingwood College	1.9 km
Victorian College of the Arts	1.8 km
Mount Alexander College (River Nile)	2 km

Public Transportation:

Tram: 8-Spring St / Collins St	108 m
Bus: Flinders Lane / Exhibition St	195 m
Train: Parliament Station	360 m

Other Amenities

Treasury Gardens	211 m
IMAX Melbourne	940 m
St Vincent's Hospital	772 m
Melbourne Central	1.03 km

PRIVATE SALE

CONTACT

KIM SHANNON

0417 324 323

Dingle Partners Pty Ltd. ABN: 67 099 681 188 Tel: 61 3 9614 6688 Fax: 61 3 9629 8811 www.dinglepartners.com.au

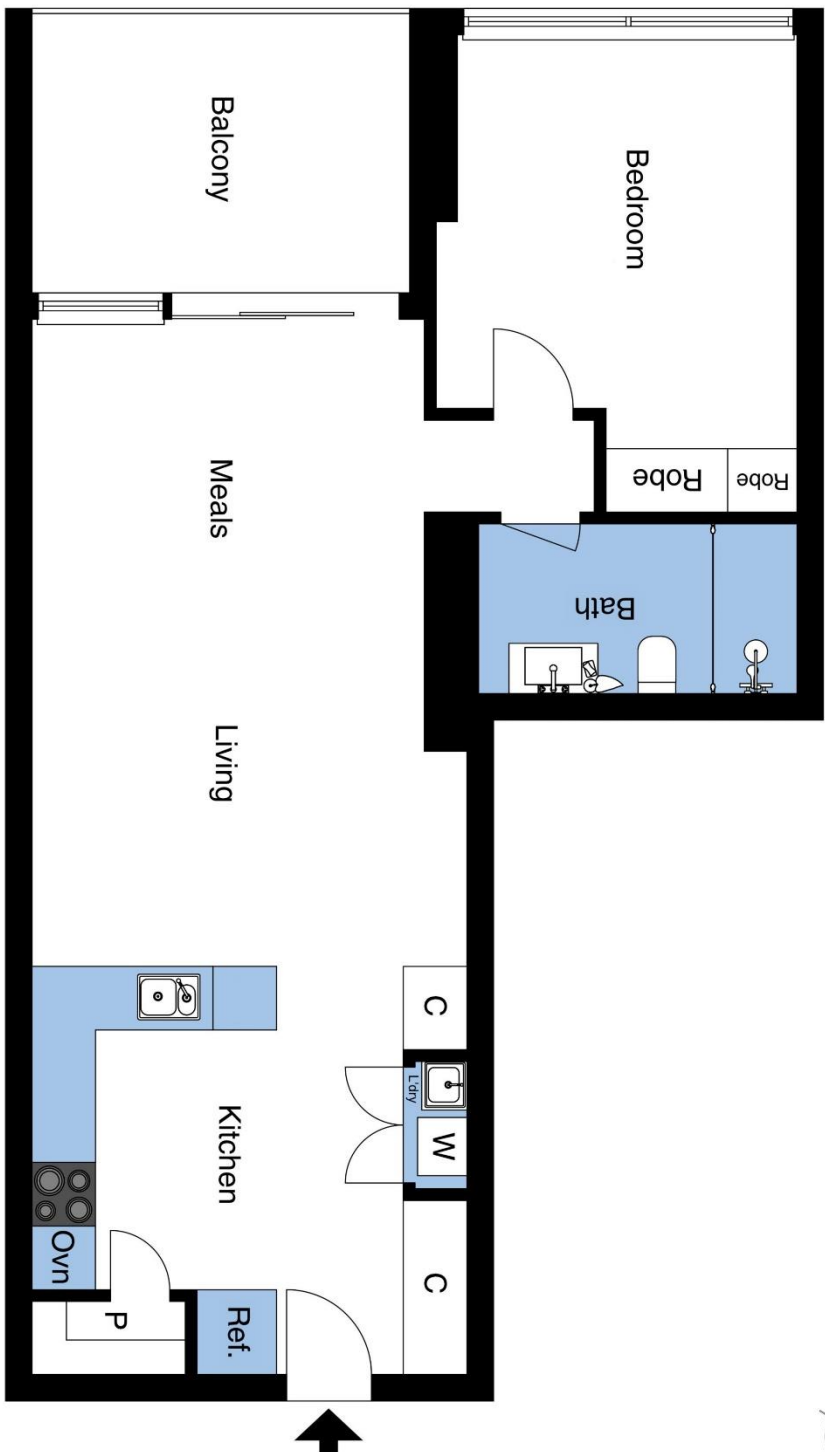
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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. Interested parties should make and rely on their own enquiries.

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