




# Dingle Partners

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

**8/94 Dudley Street, West Melbourne**

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



## Additional Information

- Large Balcony
- Secure Underground Parking
- Secure Intercom Entry
- Split System Heating and Cooling

## Rates:

Water Rates - \$615.88 per annum approx.  
Council Rates - \$1,588.33 per annum approx.  
Body Corp - \$3,014.76 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:

\$500 - \$540 per week

## Schools:

Ozford College	500 m
Eltham College – Lonsdale St Campus	900 m
RMIT University Melbourne Campus	1 km
University High School	1.4 km

## Public Transportation:

Tram: 8-Franklin Street / Peel Street	300 m
Bus: King Street / Dudley Street	50 m
Train: Flagstaff Train Station	1.1 km

## Other Amenities

Flagstaff Gardens	240 m
Queen Victoria Market	440 m
Marvel Stadium	840 m

**AUCTION 30<sup>th</sup> JULY AT 1.00 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)

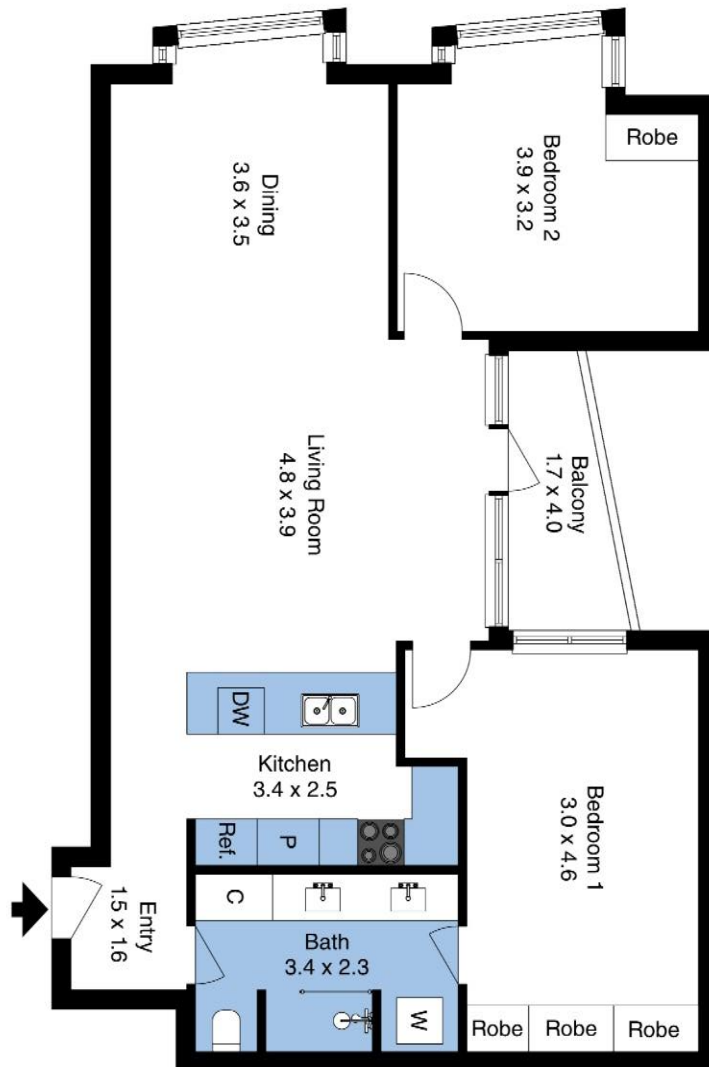
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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

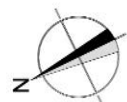
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The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make sure they do their own enquiries.



Produced by DIAKRIT