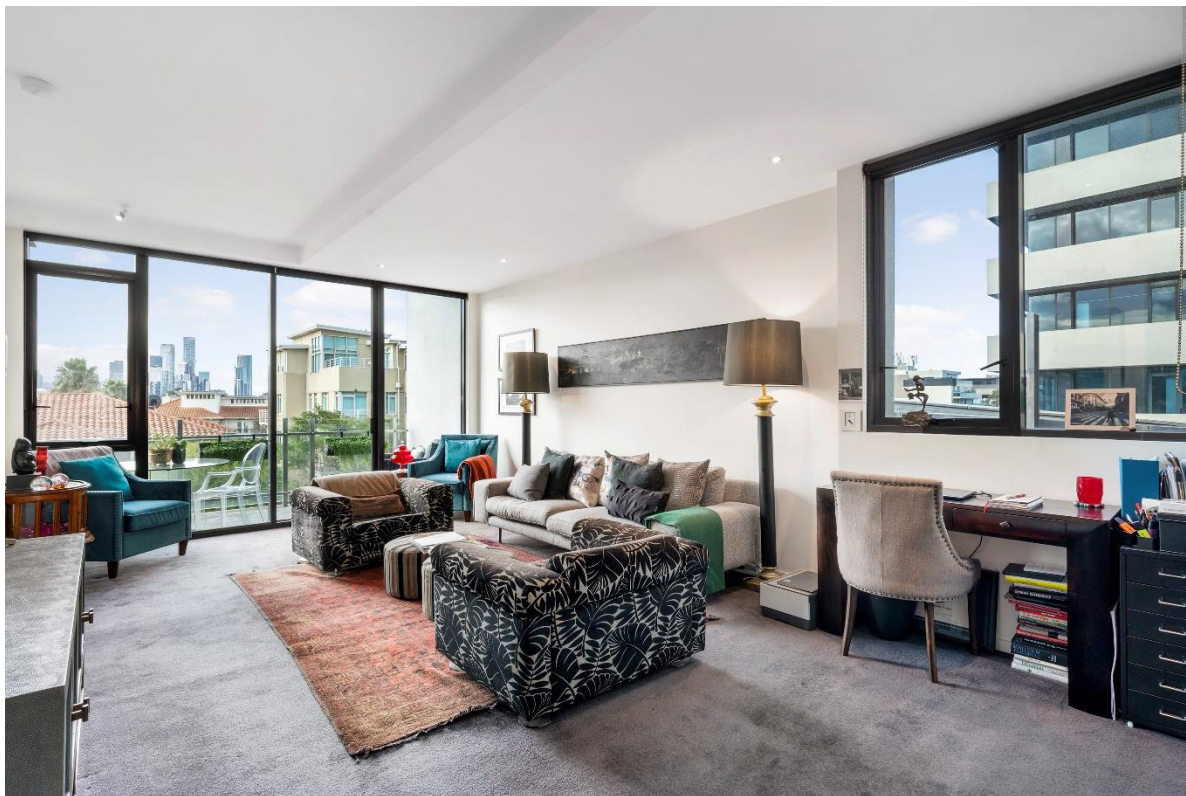


# Dingle Partners

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

**37/95 Rouse Street, Port Melbourne**

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## Additional Information

- Secure Parking
- Dual Terraces with Stunning Views
- Excellent Location Near the Beach & Bay
- Resident Pool, Gym, Tennis Court & Sauna

## Rates:

Water Rates - \$220.00 per annum approx.  
Council Rates - \$1,832.00 per annum approx.  
Owners Corp - \$9,336.00 per annum approx.

## Chattels:

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

## Preferred Settlement:

30/60 days – 10% deposit

## Rental Appraisal Price:

\$750 - \$780 per week

## Schools:

Albert Park College	600 m
Port Phillip Specialist School	800 m
Port Melbourne Primary School	1.2 m
Galilee Regional Catholic Primary School	1.5 km

## Public Transportation:

Tram: 32-Beaconsfield Pde / Victoria St	800 m
Bus: Queen Victoria Market	100 m

## Other Amenities

Dog Beach	350 m
South Melbourne Beach	380 m
Lagoon Reserve	388 m
Coles Supermarket	700 m

**EXPRESSIONS OF INTEREST CLOSING MONDAY 11<sup>TH</sup> JULY AT 4.00 PM  
(If not sold prior)**

**CONTACT KIM SHANNON**

**0417 324 323**

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

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