




# Dingle Partners

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

**G01/60 Simpson Street, East Melbourne**

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## Additional Information

- Luxury Ground Floor Unit
- Private Front Terrace
- High ceilings
- Zoned Reverse Cycle Heating & Cooling
- Wide Profile European Oak Timber Flooring
- Option of Purchasing Furniture

## Rates:

Water Rates - \$615.88 per annum approx.  
Council Rates - \$1,328.28 per annum approx.  
Owners Corp - \$2,044.12 per annum approx.

## Chattels:

All fixed floor coverings, electric light fittings and fixtures, window furnishings, and all fixtures and fittings of a permanent nature. There is also an option of purchasing the furniture.

## Preferred Settlement:

30/60 days – 10% deposit

## Schools:

Richmond West Primary	0.7 km
Richmond High School	1.2 km
Collingwood College	1.4 km
St Kevin's College – Waterford	1.1 km

## Public Transportation:

Tram: Wellington Parade – Victoria Parade  
Bus: Victoria Parade – Hoddle Street  
Train: West Richmond Station – Richmond Station

## Other Amenities

Melbourne Cricket Ground	500 m
Tennis Centre	416 m
Fitzroy Gardens	680 m
Hospital Precinct	505 m

**PRIVATE SALE**

**CONTACT ROBERT EGGERS**

**0412 329 340**

**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)

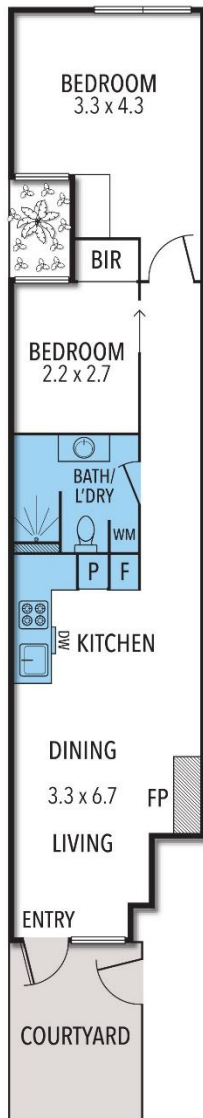
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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

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1/60 SIMPSON STREET, EAST MELBOURNE



SCALE IN METRES. INDICATIVE ONLY. DIMENSIONS ARE APPROX.

THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY.

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