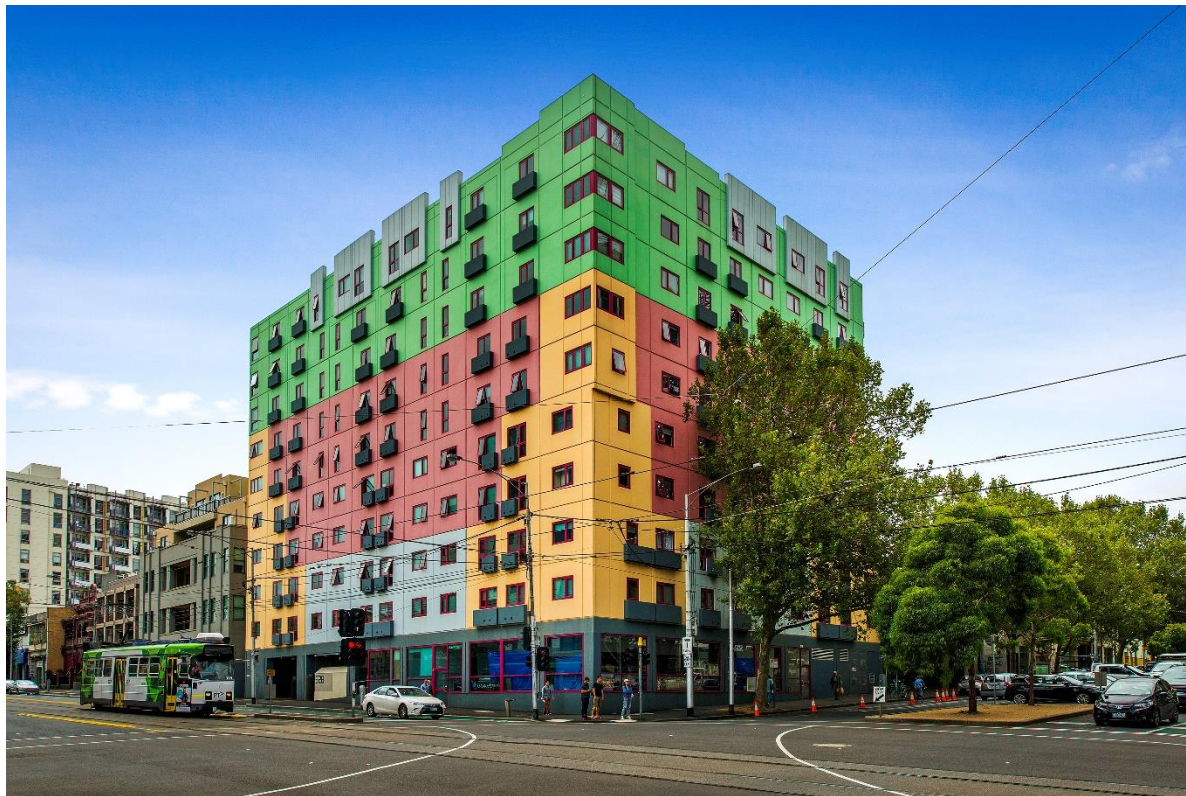


# Dingle Partners

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**613/528 Swanston Street, Carlton**



## Additional Information

- Secure Intercom Entry & Lift Access
- Basement Car Parking Space
- Heating & Cooling
- Polished Floors
- Treetop Aspect

## Rates:

Water Rates - \$615.88 per annum approx.  
Council Rates - \$569.35 per annum approx.  
Owners Corp - \$3,360.68 per annum approx.

## Chattels:

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

## Preferred Settlement:

30/60 days – 10% deposit

## Schools:

University of Melbourne	400 m
RMIT University Melbourne Campus	450 m
Carlton Gardens Primary School	600 m
University High School	1.1 km

## Public Transportation:

Tram: 4-Queensberry St / Swanston St	100 m
Bus: Queensberry St / Lygon St	200 m

## Other Amenities

ALDI Grocery Store	390 m
Carlton Gardens	600 m
Queen Victoria Market	710 m
Her Majesty's Theatre	930 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)

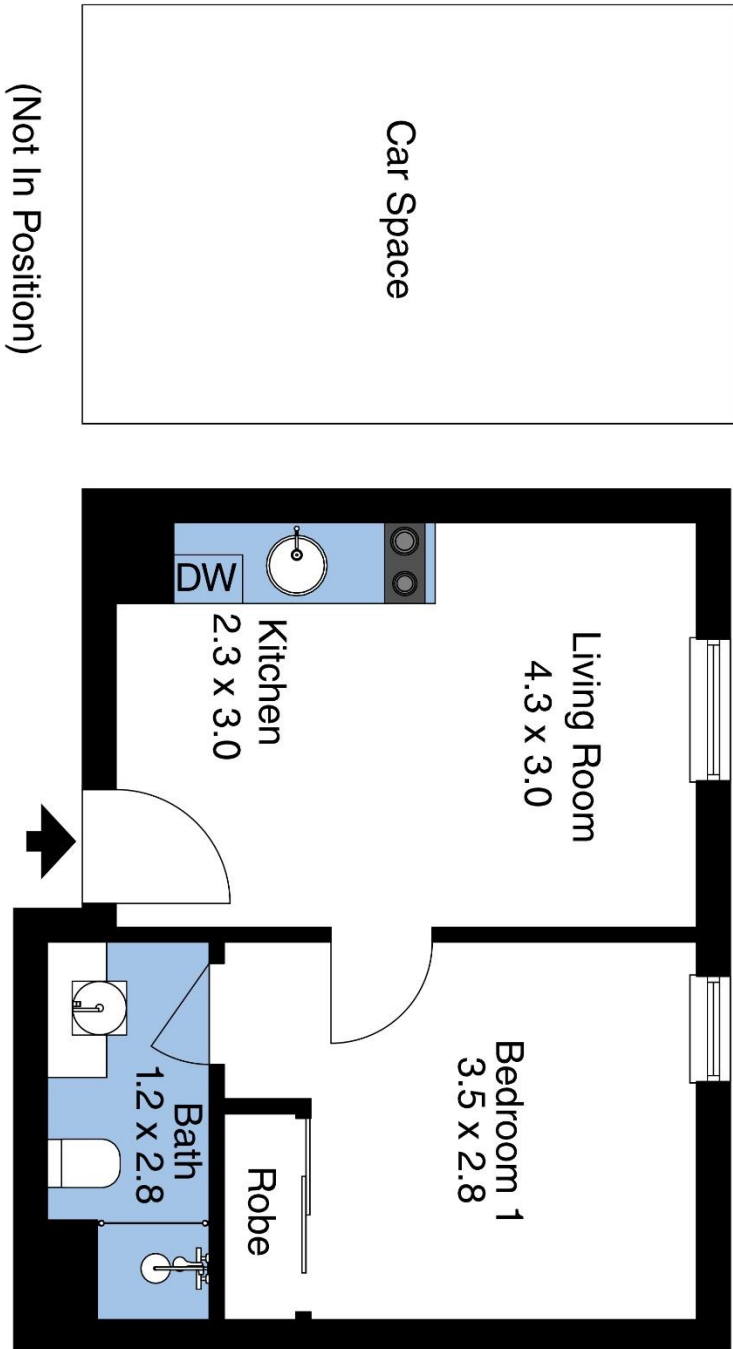
Directors: Malcolm Dingle FREI AAPI, Robert Eggers AREI, CEA (REIV), Paul Harberts BEng

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

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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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