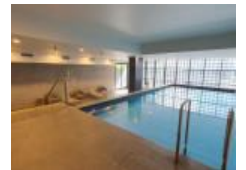


1902/65 Dudley St, West Melbourne, VIC 3003

Leased - \$550 per Week

Apartment 1  1 



## 1 Bedroom Apartment near the garden

Wonderfully 1 bedroom Sunny apartment Located to Melbourne's famous Flagstaff Gardens, offers an excellent home those seeking absolute convenience modern city lifestyle.

\*\*\*PHOTOS show the general layout and furniture for advertisement only.\*\*\*

NO PARKING SPACE for this apartment.

This sunbathing apartment is conveniently located within walking distance to Southern cross and Flagstaff station.

- Built in robe
- Bright combined lounge and dining area opens to the views
- Modern kitchen, Stone benches, SMEG appliances, storage cupboard
- Air conditioning, dishwasher, oven
- Security intercom
- Gym, Swimming pool, Theatre room, BBQ area with rooftop garden

\*Please note, the use of the facilities is subject to the completion and building rules.

\*Embedded electricity network.

This is an opportunity not to be missed!

Terms: 12 months

Open for Inspection: Weekend inspection please contact: 0403 852 259

### Open for Inspection

By Appointment.

### Property Features

- Oven
- Dishwasher
- A/C

### Listed By

Conny Yang

Mobile: 0432 790 705





Floorplan

FLOOR PLANS

SPENCER MELBOURNE

# SPENCER

LEVEL

3-26

APARTMENT NO.

02

KEY PLAN

DUDLEY STREET

SPENCER STREET

LANEWAY

BEDROOM(S)

1

BATHROOM(S)

1

INTERNAL (SQM)

46.6

EXTERNAL (SQM)

3.1

TOTAL (SQM)

49.7

DISCLAIMER

The information provided is illustrative only and may not be relied upon. In particular the final area dimensions of any residential unit will be determined by the contract of sale and may differ from the depicted. Whilst every effort is made to provide accurate and complete information, the developer does not warrant or represent that the information in this floor plan is free from errors or omissions or is suitable for your intended use. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia. Subject to any terms implied by law which cannot be excluded, the developer accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) by you as a result of any error, omission or misrepresentation in information. All information is subject to change without notice.

Listing Number: 3485178

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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