



DOCKLANDS, VIC

1403/81 South Wharf Drive

3 BED **2** BATH **2** CAR 

Luxury Apartment in the exclusive Forge Tower

The apartment is finished to a high standard which you will notice from the moment you enter. Spectacular north facing views, three expansive 3 bedrooms, separate study, 2 bathrooms and 2 car parks, these are just some of the highlights that this apartment has to offer.

This sought after floor plan comprises of the expansive lounge and dining zone

with the generous undercover balcony creating additional space for family and entertaining all year round. The state of the art kitchen will be a pleasure to prepare meals thanks to premium stone, immense island bench, elegant storage options, and stainless steel appliances.

The substantial master suite is accompanied by the ensuite with his and her basins the room also has access to the private winter garden balcony. The two additional bedrooms all with built in robes share the central bathroom. You will also enjoy the separate study.

\$1050 per week

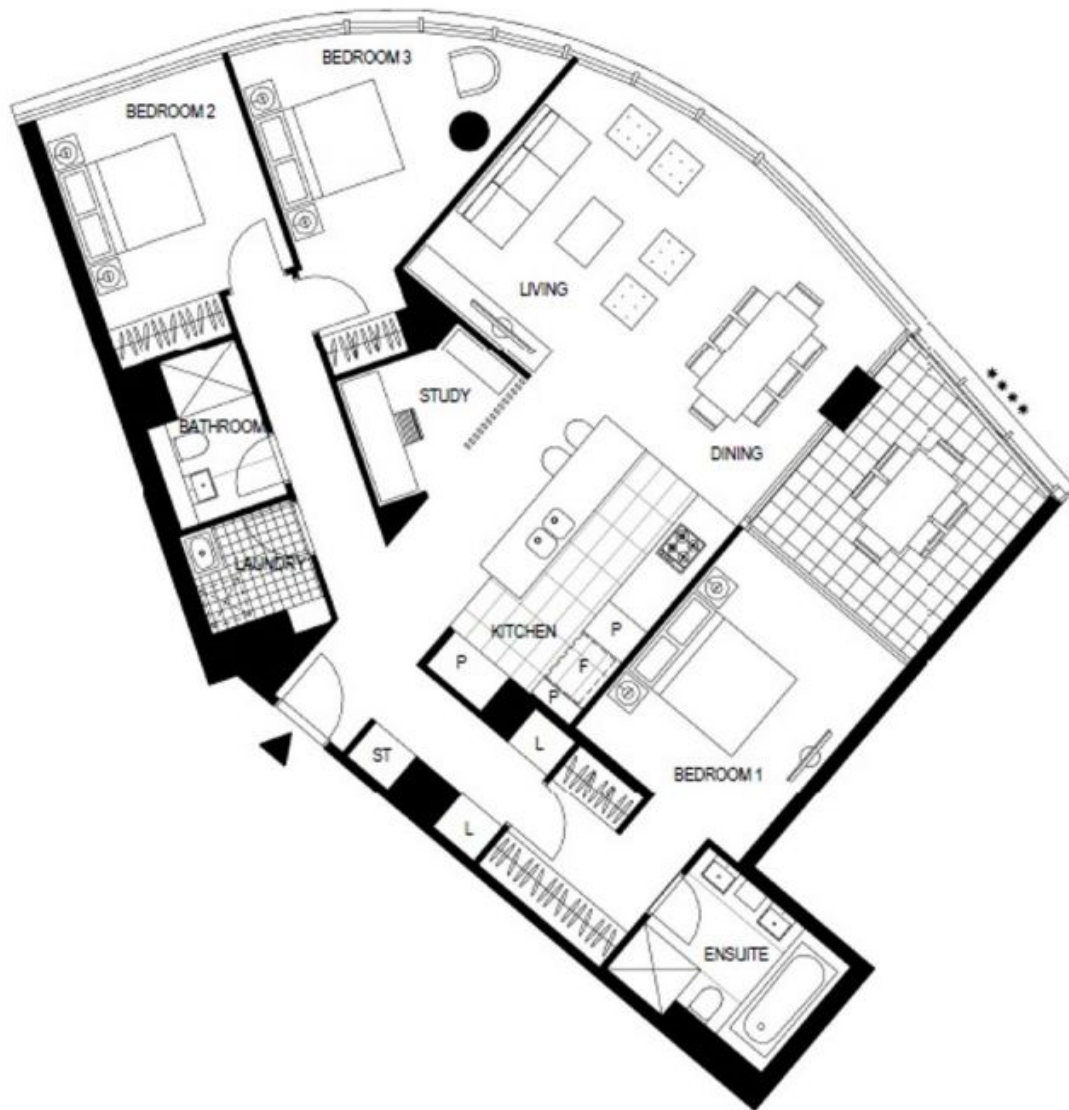
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Type: Apartment

Date Available: 13/07/2018

Bond: \$6000

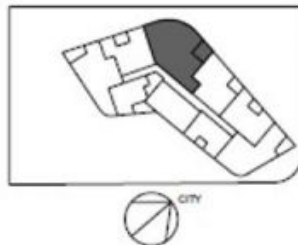
<https://www.resbymirvac.com>



LEVEL 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24

- APT 8.03
- APT 9.03
- APT 10.03
- APT 11.03
- APT 12.03
- ★★★★ APT 13.03
- ★★★★ APT 14.03
- APT 15.03
- APT 16.03
- APT 17.03
- APT 18.03
- APT 19.03
- APT 20.03
- APT 21.03
- APT 22.03
- APT 23.03
- APT 24.03

LOCATION PLAN



**TOWER
3 BEDROOM + STUDY**

Internal Area	132 m ²
Balcony Area	12 m ²
Total Area	144 m ²

Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.



Please note that this floor plan was produced prior to completion of construction. The information contained herein is believed to be correct but is not guaranteed. Dimensions and areas are approximate and areas are calculated in accordance with the Property Council of Australia Method of Measurement. Changes will undoubtedly be made during development and subject to change without notice in accordance with the provisions of the contract for sale. Special condition 10 of the contract for sale includes further information in relation to the size of the lot to be transferred. The furniture and furnishings depicted are not included with any sale and furnishings should not be taken to indicate the final position of power points, TV connection points and the like, prospective purchasers must refer to the contract for sale for the list of inclusions. All graphics, including the layout, balustrades, planting, signage and sunshading devices, are indicative only. NOTE: Balustrades necessary for services are not depicted. Floor plans are at an unspecified scale. Plans do not show additional features within each lot such as hot water systems, service yards, bedrooms and site and rear retaining walls. Purchase option noted on floor plans is located on some lots only and is available at purchaser cost only at time of sale.

22/09/14 (A)

★★★★ Wintergarden - louvers

For further enquiries
call 03 9695 9400 or visit
www.mirvac.com/forge



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