



## EAST MELBOURNE, VIC

705/280 Albert Street

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



### Live in the Best Apartment in Melbourne's Best Suburb

Quality is paramount in this superb two-bedroom apartment boasting a prestigious location in The Eastbourne, East Melbourne's finest apartment complex positioned opposite Fitzroy Gardens just a heartbeat from the City. The stylish interior includes a generous living area with prestige Miele appliances and integrated fridge/freezer opening to a balcony with CBD & Garden views, two sparkling bathrooms and concealed laundry; plus, two basement car spaces & storage cage.

- ? A stunning lifestyle on the fringe of the CBD
- ? Generous living area opens to a balcony overlooking CBD and Gardens
- ? Superb timber & prestige Miele equipped kitchen
- ? Upgraded Reconstituted stone to kitchen
- ? Sleek bathroom plus European laundry

### \$1,050 per week

**Contact:** Baden Lucas  
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**Type:** Apartment

**Date Available:** 26/08/2019

**Leased Date:** 17/12/2019

**Bond:** \$4563

<https://www.resbymirvac.com>

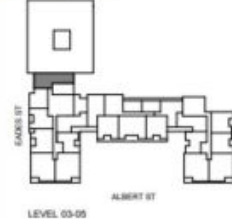


SCALE 1:100 @ A3

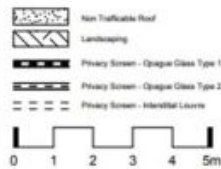
Please note that all the dimensions on plan are indicative only and provided for information only.

APT 5-09  
APT 7-05  
APT 8-05

#### LOCATION PLAN



#### FOR CONSTRUCTION DIMENSIONED PLAN APARTMENT 2 BED 2 BATH + STUDY



#### IMPORTANT NOTICE

While every reasonable care has been taken in preparing this interim dimensioned floorplan, the measurements and areas shown are approximate and are provided as a guide only and may change during construction completion. Please note any changes will be without notice. Primary is also indicative and intended as a guide only. This plan does not show additional features within each lot such as hot water systems, NBN cupboard and services. Subheads necessary for services are not depicted. The furniture and furnishings depicted are not included with any sale and 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 full of inclusions. All graphics, including the layout, illustrations, planting and fixtures are intended as a guide only and are not to be relied on as a representation of the final product. This interim floorplan has been provided for the specific purpose of enabling the purchaser to commence consideration of their interior design process and for no other reason. In considering their interior design process purchasers must take into account the interim nature of the floor plan and the fact that changes may be made to the dimensions and measurements prior to settlement. Mirvac and its related body corporate and their employees and agents are not responsible for the accuracy of the interim dimensioned floorplan as against the final floorplan or for any action taken in reliance on the interim floorplan by the purchaser.

18/01/19 (1)

For Further enquiries  
call 03 9645 9400 or visit  
[theeastbourne.mirvac.com](http://theeastbourne.mirvac.com)



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