



DOCKLANDS, VIC
1303/81 South Wharf Drive

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

Great sized corner apartment 3Bdr + Study with amazing views!

- *UNFURNISHED
- *STORAGE CAGE INCLUDED
- *INSPECTION CODE 9645

From the stunningly considered floorplan to flawless and exceptional quality interiors, this incredible 3 bedroom + study, 2 bathroom property in the coveted Forge residential building also exhibits breathtaking north views!

All the stunning tall CBD buildings and tranquil marina waters can be viewed from much of this 13th-floor residence, including three of the bedrooms, the expansive lounge and dining zone, and a generous undercover balcony terrace. A state-of-the-art kitchen will be a pleasure to prepare meals thanks to premium stone, an immense island bench, elegant storage options, and stainless steel appliances.

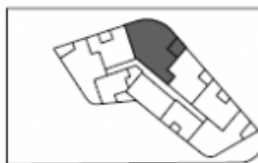
\$950pw - Leased
Contact: Baden Lucas
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Type: Apartment
Date Available: 08/12/2021
Leased Date: 10/12/2021
Bond: \$5700
<https://www.resbymirvac.com>



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

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, & exclusive 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 purchasers 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, boundaries, planting, signage and landscaping, are indicative only. NOTE: Subroads necessary for services are not depicted. Floor plans are at an unspecified scale. There do not show additional features within each lot such as hot water systems, window panes, balconies and side and rear retaining walls. Purchaser option relied on floor plans is located on some lots only and is available at purchaser cost only at time of sale.

Z38814 (A)

**** Wintergarden - louvers

Plans shown are only indicative of layout. Dimensions are approximate.

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