



**EAST MELBOURNE, VIC**  
909/296 Victoria Parade

**2** BED **2** BATH **1** CAR



**The Eastbourne - 2bedroom apartment with study & great space!**

The Eastbourne is set to be an inner-city Eden, a heartbeat from the city, yet feeling like a million miles away. Located in East Melbourne, a neighbourhood of distinction, steeped in history and home to a privileged few.

- Apartment features:
- Bespoke design, quality construction and finishes
  - Internal space of 110m2
  - Large Balcony ? 10m2
  - Storage cage with car space
  - Open space living & dining

**\$950pw - with a storage cage**

**Contact:** Baden Lucas  
03 9645 1199  
0418 888 751  
Aleisha Clark  
03 9645 1199  
0491 174 507

**Type:** Apartment  
**Date Available:** 07/02/2022  
**Leased Date:** 14/02/2022  
**Bond:** \$4127  
**<https://www.resbymirvac.com>**



LEVEL 7V,8V,9V,10V,11V,12V,13V,14V

APT 7-09V  
APT 8-09V  
APT 9-09V  
APT 10-09V  
APT 11-07V  
APT 12-07V  
APT 13-07V  
APT 14-07V

**LOCATION PLAN**

**APARTMENT  
2 BED 2 BATH + STUDY**

Internal Area 110m<sup>2</sup>  
Balcony Area 10m<sup>2</sup>  
Total Area 120m<sup>2</sup>

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

**IMPORTANT NOTICE**  
Please note that this floor plan was produced prior to Construction. Changes will undoubtedly be made during development and subject to change without notice in accordance with the provisions of the contract for sale. 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. Floor plans do not show additional features within each lot such as hot water systems and services. Bulkheads 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 list of inclusions. All graphics, including the layout, fixtures/fittings, staining, counts and sun shading devices, are intended as a guide only and are not to be relied on as a representative of the final product.

02/08/16 (A)

	Non Trafficable Roof		Privacy Screen - Opaque Glass Type 1
	Landscaping		Privacy Screen - Opaque Glass Type 2
			Privacy Screen - Interstitial Louvre

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

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

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