



## Docklands, VIC

91 South Wharf Drive

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

### Live a life of luxury in the picturesque Wharfs Landing

Seamlessly blending elegance, sophistication, and quality contemporary style, with tranquil waterfront position matched by incredible parklands and river views. This 3-bedroom, 2-bathroom dual level townhouse with 2-car-spaces is truly memorable.

Welcoming introduction to a private, direct access entry  
Access to 2 undercover car spaces with oversized storage  
Meticulously kept, flawless interiors and stylish downstairs bathroom  
North-facing, beautiful views of Wharfs Landing Park and Yarra River  
Generous lounge and meals offering versatile living, retreat upstairs  
Kitchen features stone benchtops, soft-closing drawers stainless steel Smeg appliances  
Bedroom on first floor, built-in-robies, direct access to front courtyard

**\$1,450,000**

**Council Rates:** \$2,880/year (approx)

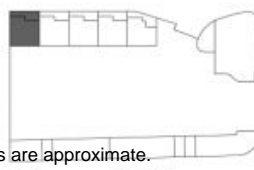
**Contact:** Andrew Chen  
03 9645 1199  
0490 816 861

**Type:** Townhouse  
<https://www.resbymirvac.com>



TH 1.05

#### LOCATION PLAN



#### PODIUM TERRACE 3 BEDROOM + STUDY

Internal Area	151 m <sup>2</sup>
Balcony Area	27 m <sup>2</sup>
Total Area	178 m <sup>2</sup>
Storage Area	6 m <sup>2</sup>

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 tile layout, balustrades, planting, fixtures and sunshading devices, are indicative only.

NOTE: Bulkheads 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, letdowns and side and rear retaining walls. Purchaser option noted on floor plans is located on some lots only and is available at purchaser cost only at time of sale.

22/08/14 [A]

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

**Docklands, VIC**  
91 South Wharf Drive