



Docklands, VIC

1501/81 South Wharf Drive

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

Live your modern dream in Wharf's Entrance

Lavish, luxury and a wonderful spot in Docklands with a bonus being close to new condition. This two-bedroom, two-bathroom apartment resides inside one of Yarra's Edge's most sought-after buildings

- Magnifying views of NewQuay, Victoria Harbour and CBD
- Undercover balcony, spacious lounge and dining zone
- Master bedroom with ensuite
- Designer stone kitchen with stainless steel Smeg appliances, island bench, and open plan living area
- Second bedroom with beautiful Bay vistas, elegant, curved windows and BIRs
- European laundry, ducted heating, cooling, video intercom entry
- 2 secure car spaces

\$966,000

Council Rates: \$1,800/year (approx)

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0490 816 861
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Type: Apartment

Sold Date: 01/12/2023

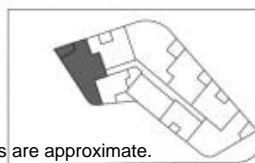
<https://www.resbymirvac.com>



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

- **** APT 8.01
- **** APT 9.01
- **** APT 10.01
- **** APT 11.01
- **** APT 12.01
- **** APT 13.01
- APT 14.01
- APT 15.01
- APT 16.01
- APT 17.01
- APT 18.01
- APT 19.01
- APT 21.01

LOCATION PLAN



**TOWER
2 BEDROOM + MEDIA**

Internal Area	104 m ²
Balcony Area	10 m ²
Total Area	114 m²

Areas subject to final survey, area includes balcony and/or terrace where applicable. It includes 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 surrounding 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, liftshafts 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.

22/09/14 [A]

**** Wintergarden - louvers

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

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