



East Melbourne, VIC

605/296 Victoria Parade

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



Live the life of luxury on the city's edge oasis!

Placed in the exclusive 'The Eastbourne' complex which is the luxurious jewel in Melbourne's residential crown right opposite Fitzroy Gardens, this immaculate and utterly stylish 1 bedroom apartment sets a high standard of living for those who like to enjoy the finer things in life.

The esteemed 'The Eastbourne' complex comes from quality developer Mirvac and renowned Bates Smart architects. A welcoming port cochere at the front leads into a grand entry lobby that has you feeling like you're stepping into a 5-star hotel, while the apartment itself is splashed with amazing quality and first class detail that is second to none.

Some apartment highlights include:

? Floor-to-ceiling windows which brings in excellent natural light

\$840,000

Council Rates: \$1,500/year (approx)

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Type: Apartment

Sold Date: 03/11/2023

<https://www.resbymirvac.com>



LEVEL 6V

THE
EASTBOURNE
by mirvac

APT 6-05V

LOCATION PLAN



DRY

APARTMENT
1 BED 1 BATH

Internal Area 59m²

Balcony Area 13m²

Total Area 72m²

Areas subject to final survey, area includes
balcony and/or terrace where applicable. It
includes 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 scope for such as not water systems and services. Subsequently necessary for services are not depicted. The location and boundary depicted are not included with any title and should not be taken to indicate the final position of other works. If construction proceeds and for the Prospective purchaser must refer to the contract for sale for the full of conditions. All graphics, including the floor plan, site plan, planning, location and/or other drawings, are intended as a guide only and are not to be relied on as a representation of the final product.

OTHER IN USE

Non Trafficable Road

Landscaping

Privacy Screen - Glass Type 1

Privacy Screen - Glass Type 2

Privacy Screen - Internal Louvre

For Further enquiries
call 03 9645 9400 or visit
theeastbourne.mirvac.com



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

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