

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)

Contact: Andrew Chen
03 9645 1199
0490 816 861
Joe Qiao
03 9645 1199
0408 288 542

Type: Apartment

Sold Date: 03/11/2023

<https://www.resbymirvac.com>

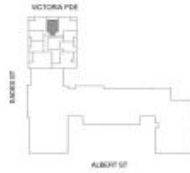


LEVEL 6V

THE
EASTBOURNE
by mirvac

APT 6-05V

LOCATION PLAN



DIRTY

APARTMENT
1 BED 1 BATH

Internal Area 58m²

Balcony Area 13m²

Total Area 72m²

Areas subject to final survey, areas include 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 Planning Council of Australia Method of Measurement. Floor plans do not show additional features which apply to such as hot water systems and services. Subcontractors necessary for services are not depicted. The floor plan and floor plan graphics are not included with any title and should not be taken to indicate the final position of other elements. If dimensional errors and/or floor positions/purchasers must refer to the contract for sale for the lot of instance. All graphics, including the layout, construction, planning, services and/or other details, are intended as a guide only and are not to be relied on as a representation of the final product.

CONCRETE IS:

- Non-Perforated Roof
- Landscaping
- Privacy Screen - Opposite Glass Type 1
- Privacy Screen - Opposite Glass Type 2
- Privacy Screen - Interstitial Louvre

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



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

East Melbourne, VIC
605/296 Victoria Parade