



## Docklands, VIC

1401/100 Lorimer Street

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

### Luxury 3Bedroom apartment boasting views of City, Bay and Yarra River

Welcome to Yarra's Edge, Docklands' most prestigious riverside community.

Home to Array Tower comprising of luxury residences, stylish lobby, Concierge and an exclusive gymnasium and residents lounge. An inner-city sanctuary with an abundance of parkland, extensive amenity and unrivalled location only moments from cafes, restaurants, Yarra's Edge promenade and IGA supermarket.

- Panoramic CBD, Yarra River, and Bay views
- Modern kitchen with island, integrated Miele appliances
- Spacious living and dining opening to balcony

**\$1,370,000 - \$1,420,000**

**Council Rates:** \$2,700/year (approx)

**View:** Sat, 11 May 2024 @11:40 am - 12:00 pm  
Sat, 18 May 2024 @12:50 pm - 1:10 pm

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



LEVEL 7,8,9,10,11,12,13,14,15,16,17,18,19,20

- APT 7.01
- 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 20.01

LOCATION PLAN



Level 7 shown

TOWER  
3 BEDROOM + STUDY

Internal Area	139 m <sup>2</sup>
Balcony Area	10 m <sup>2</sup>
Total Area	149 m <sup>2</sup>

Area subject to final survey, area includes balcony and/or fire area where applicable. It excludes parking and external storage areas.



Please note that this floor plan is indicative only and was prepared prior to construction. This information should not be relied upon to be correct but is not guaranteed. Dimensions are as per the floor and plans are not liable to be accurate with the Property Council of Australia Method of Release system. Bedroom dimensions are taken from the front of the robe. Dining / Living room dimensions are taken from the outer edge of the lift shaft blind batch. Closets are indicated only and purchasers should refer to sample blocks. Changes will undoubtedly be made during the construction and dimensions, areas, fittings and fixtures and specifications are subject to change without notice in accordance with the provisions of the contract (Date: 20/03/2021)

\*\*\* Full height fixed glazing

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

For further enquiries call 03 9645 9400 or visit [arraybymirvac.com](http://arraybymirvac.com)

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