



## Docklands, VIC

160 Lorimer Street

1 BED 1 BATH 1 CAR RES

### One Of A Kind Floorplan For Your Luxury Forge Living

This unique, oversized townhouse-like apartment boasts an expansive 111sqm of internal living space to live and entertain in the prestige Forge Apartments at Yarras Edge by Mirvac.

#### PROPERTY FEATURES:

- ? Expansive, light-filled open plan living and dining
- ? Centrally located kitchen with island bench and Smeg appliances
- ? Private street entry, plus secure parking with direct apartment access
- ? Oversized bedroom with dual entry and built-in robes
- ? Designer finishes in the bathroom
- ? Expansive storage cupboards, oversized European laundry
- ? Access to the Wharf Club's state-of-the-art health and wellbeing facility with gym, pool and spa

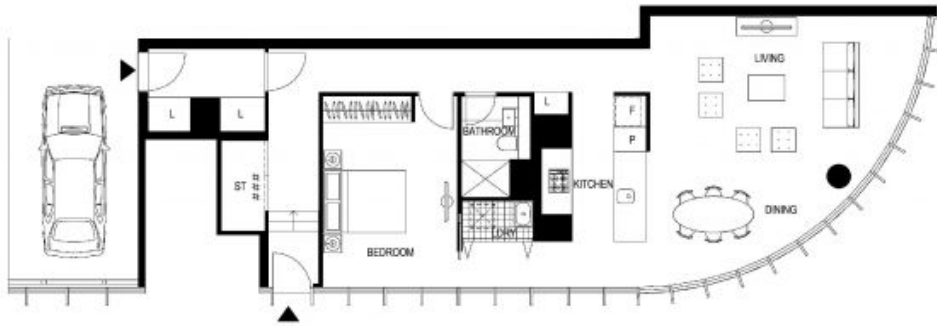
**\$700,000 - \$730,000**

**Council Rates:** \$1,400/year (approx)

**View:** Sat, 11 May 2024 @2:30 pm - 2:50 pm  
Thu, 16 May 2024 @12:00 pm - 12:20 pm

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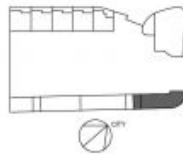
**Type:** Apartment  
<https://www.resbymirvac.com>



LEVEL 1

APT 1.08

LOCATION PLAN



ARTISTS STUDIO  
1 BEDROOM

Internal Area 111 m<sup>2</sup>  
Balcony Area  
Total Area 111 m<sup>2</sup>

Areas subject to final survey, areas include 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 errors are calculated in accordance with the Property Council of Australia Method of Measurement. Changes in understanding, needs during development and subject to change without notice if accordance with the provisions of the contract for sale, Applicant/Contractor is of the contract for sale in relation to the information contained herein and is not liable for any errors or omissions.

Indicates the frequency of power points, TV connection points and the like, prospective purchasers must refer to the contract for sale for details of inclusions, appliances, including the hood, cabinet units, shelving, benchtop and built-in appliances, etc. included only.

NOTE: Balcony enclosure for residents are not included. These plans are at an uncompleted state. Plans do not show additional features which may be such as hot water systems, security panels, fire alarms and so on and may change without notice. If a feature option is not on these plans it is not included in the contract for sale.

2020/11/24

### Low head height

For further enquiries  
call 03 9695 9400 or visit  
[www.mirvac.com/forge](http://www.mirvac.com/forge)



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

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