



## Docklands, VIC

2208/81 South Wharf Drive



### Unforgettable Bay Views!

This stunning one-bedroom apartment provides a glimpse into everything Melbourne has to offer. Perfect for entertaining, its expansive glass facade ensures all will be in awe of the breathtaking views towards Port Phillip bay and beyond.

Architecturally designed with a focus on style, space and flexibility, Forge Apartments are the next generation of luxury living at Yarras Edge, a highly sought after, exclusive and well established riverfront neighbourhood in the heart of Melbourne.

This 51m<sup>2</sup> internal plus a further 10m<sup>2</sup> enclosed balcony features:  
Open plan living and dining  
Generous sized bedroom, with BIR

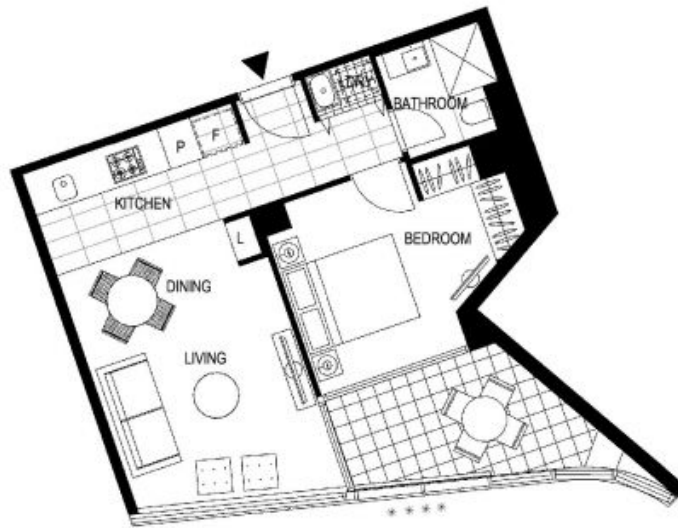
**\$480,000 - \$490,000**

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

**View:** Thu, 4 Jul 2024 @1:00 pm - 1:30 pm  
Sat, 6 Jul 2024 @9:30 am - 9:50 am

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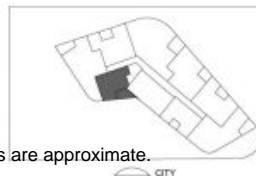
**Type:** Apartment  
<https://www.resbymirvac.com>



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

- \*\*\*\* APT 8.08
- \*\*\*\* APT 9.08
- \*\*\*\* APT 10.08
- \*\*\*\* APT 11.08
- \*\*\*\* APT 12.08
- \*\*\*\* APT 13.08
- \*\*\*\* APT 14.08
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- \*\*\*\* APT 20.08
- \*\*\*\* APT 21.08

**LOCATION PLAN**



**TOWER 1 BEDROOM**

Internal Area 51 m<sup>2</sup>  
 Balcony Area 9 m<sup>2</sup>  
 Total Area 60 m<sup>2</sup>

Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes 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 site 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 the layout, balconies, planting, louvers and sunshading 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, lift shafts 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.

2208/14 (A)  
 \*\*\*\* Wintergarden - louvers

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

**Docklands, VIC**  
 2208/81 South Wharf Drive