



## Docklands, VIC

1607/81 South Wharf Drive

1  
BED

1  
BATH

1  
CAR

RES

### A lifestyle 1-bedroom with bay views

Expansive one-bedroom apartment with winter garden will impress lovers of Docklands, Yarras Edge. An exciting open plan living and kitchen area offering one of the best 1-bedroom floorplans South Wharf Drive has!

- Open plan living with natural light throughout
- Kitchen area with Smeg appliances and dark toned splashback
- Perfectly positioned winter garden, south-east-facing bay views
- Bathroom with highly detailed lighting throughout, light scheme
- Large bedroom with extra extension for built-in-robe
- Secure intercom and car with lift access
- Ducted heating and cooling throughout
- Access to Wharfs Club inclusive of gym, pool, steam room
- Stroll to South Wharf DFO, eateries, bars, waterside cafe's

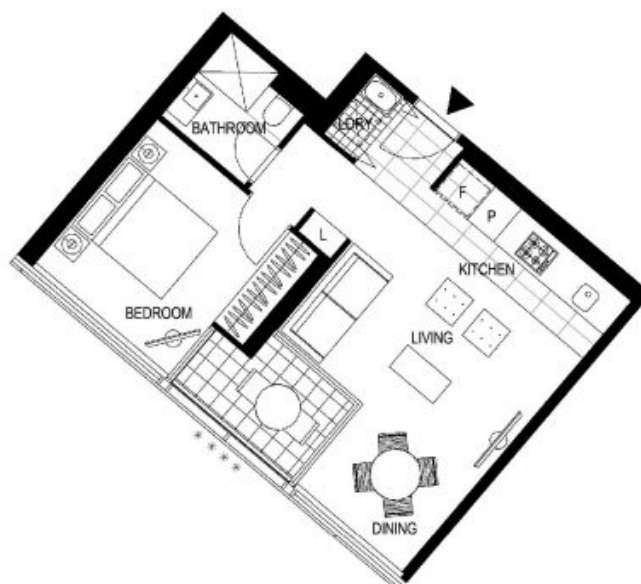
**\$475,000**

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

**View:** Wed, 4 Sep 2024 @5:30 pm - 6:00 pm  
Sat, 7 Sep 2024 @10:00 am - 10:30 am

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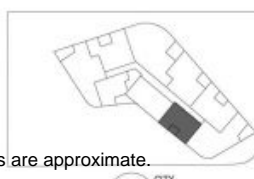
**Type:** Apartment  
<https://www.resbymirvac.com>



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

\*\*\*\* APT 8.07  
\*\*\*\* APT 9.07  
\*\*\*\* APT 10.07  
\*\*\*\* APT 11.07  
\*\*\*\* APT 12.07  
\*\*\*\* APT 13.07  
\*\*\*\* APT 14.07  
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\*\*\*\* APT 20.07  
\*\*\*\* APT 21.07

#### LOCATION PLAN



#### TOWER 1 BEDROOM

Internal Area 51 m<sup>2</sup>  
Balcony Area 5 m<sup>2</sup>  
Total Area 56 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 size 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, balustrades, planting, louvers and sunshading devices, are indicative only. NOTE: Balustrade 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, interlockers and side and rear retaining walls. Purchaser option noted on floor plans is located on some lots only and is available at purchaser's cost only at time of sale.

2208114 (A)

\*\*\*\* Wintergarden - louvers

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

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