



Docklands, VIC
2705/81 South Wharf Drive

3 BED	2 BATH	2 CAR	RES
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Breathtaking 270 degree Views & Endless Forge Luxury

An absolutely breathtaking Docklands opportunity is right in front of you with this brand new 3 bedroom + study, 2 bathroom sub-penthouse, with an incredible 27th floor position in the young and exciting Forge complex.

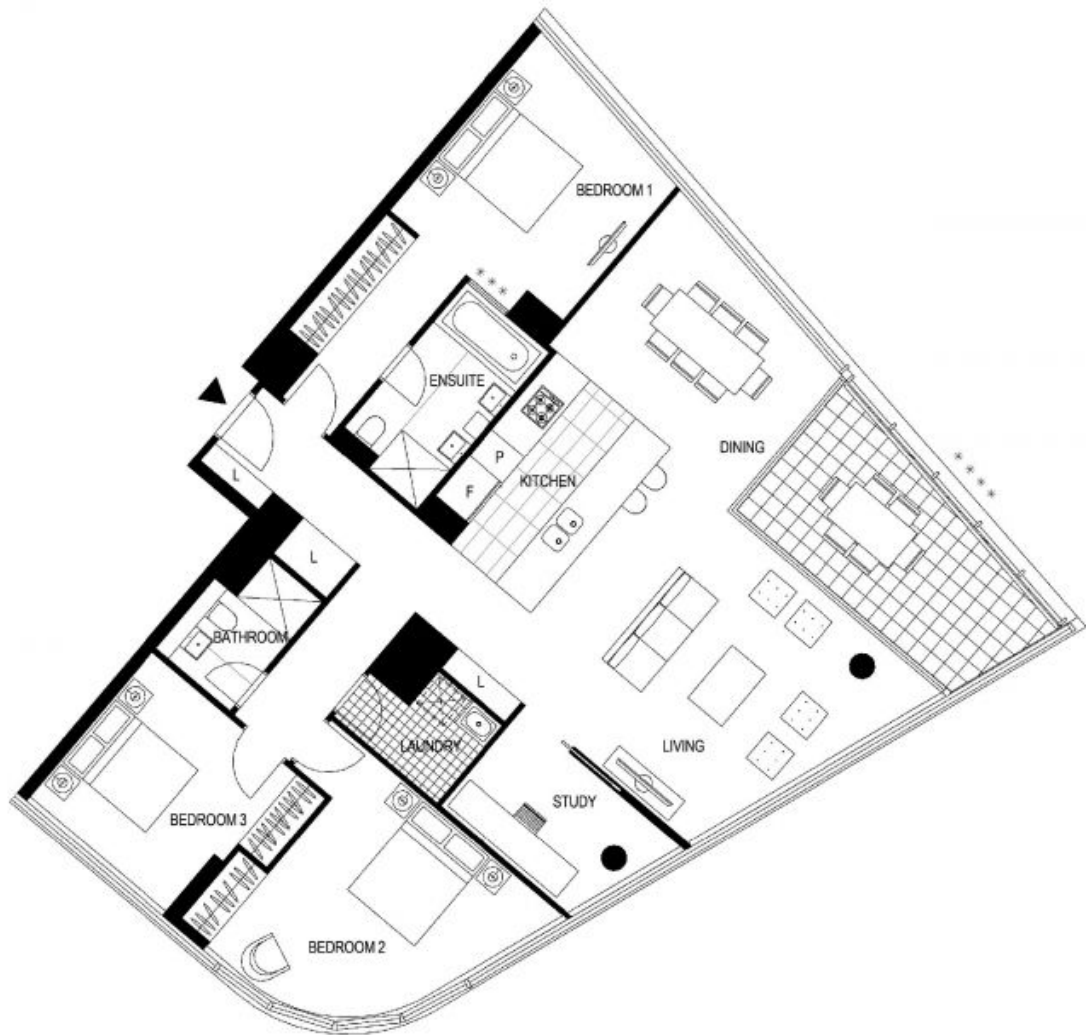
This sky high residence truly needs to be seen to be believed, with a wonderful amount of space measuring 166 sqm (approx.) total, matched by high end fittings and fixtures and dashes of sophisticated style. The awe-inspiring city and Yarra River views have many vantage points, with the light-filled and generous winter garden featuring louvre windows the pick of the spots to soak in the vistas.

\$1,900,000

Council Rates: \$3,000/year (approx)

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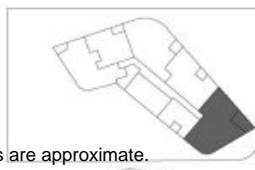
Type: Apartment
<https://www.resbymirvac.com>



Level 25, 26, 27, 28, 29, 30

- **** APT 25.05
- **** APT 26.05
- **** APT 27.05
- **** APT 28.05
- **** APT 29.05
- **** APT 30.05

LOCATION PLAN



**TOWER
3 BEDROOM + STUDY**

Internal Area	151 m ²
Balcony Area	15 m ²
Total Area	166 m²

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: 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, letterboxes 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. 2208714 (A) **** Wintergarden - louvers *** Internal window

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

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