



Docklands, VIC
410/81 South Wharf Drive

1 BED **1** BATH **1** CAR



An Inspirational Duplex Forge Apartment with Amazing Views

Grab a slice of the utterly luxurious, relaxed, and comfortable Docklands life with this brand new dual level one bedroom apartment with a northern/river orientation, which has an enviable location in Yarras Edge residential jewel, Forge Apartments.

An incredibly unique floorplan is split into two distinct levels allowing for dedicated and private areas to live and sleep. The generous living zone has an abundance of space for both lounge and dining while also integrating the stylish stone kitchen which is pleasing on the eye with elegant cabinetry and stainless steel appliances.

The balcony via a sliding floor-to-ceiling glass door feeds off the living zone and displays exceptional views of the city in the distance as well as the Yarra River, meanwhile on its own secluded level is the sizeable bedroom offering a built-in robe and the immaculate bathroom. Other

extras are a European laundry, ducted heating and cooling, video intercom entry, and secure car space.

The benefit of living in the Forge complex is that you get to enjoy being part of the Wharfs Entrance area of the precinct, which offers a quiet and village-like lifestyle as well as a facilities including Wharfs Club with gym and pool, and a private kitchen/dining room and cinema for you to use at your own leisure.

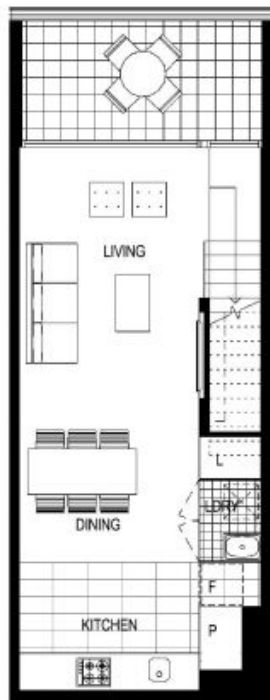
\$679,000 - \$699,000

Council Rates: \$1,500/year (approx)

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Type: Apartment

<https://www.resbymirvac.com>



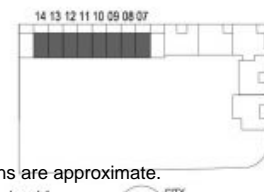
LEVEL 3



LEVEL 4

- APT 4.07
- APT 4.08
- APT 4.09
- APT 4.10
- APT 4.11
- APT 4.12
- APT 4.13
- APT 4.14

LOCATION PLAN



PODIUM LOFT
1 BEDROOM

Internal Area	81 m ²
Balcony Area	10 m ²
Total Area	91 m ²

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. 22/02/14 [3]

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

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