

# 1905/65 Dudley Street WEST MELBOURNE VIC 3003







\$650

Date available: 7 February 2023 Book Inspection

### Sunshine, space, and stunning harbour views!

Absorbing spectacular harbour views from the 19th floor, this stylish, two-bedroom apartment in the Spencer Melbourne complex is an ideal city-fringe pad! Boasting secure carparking, the home is positioned for utter convenience, paces from leafy Flagstaff Gardens and the Queen Vic Market, with immediate access to universities, and at the gateway to the CBD's endless shopping, dining, and entertainment.

Paved with lustrous Oak flooring, the home delivers sundrenched space to relax and dine with friends, spilling onto a sheltered full-width balcony with sweeping views to the West including the Melbourne Star, Docklands, and Victoria Harbour. Combining style and functionality, the sleek white kitchen caters easily with a Smeg cooking appliances and Fisher & Paykel dish-drawer amid ample soft-closing cabinetry including a large pantry.

Inspiring a restful night's sleep, each bedroom enjoys glittery night-time views, including a master bedroom with built-in robes and a contemporary ensuite, while a robed secondary bedroom is serviced by a central bathroom. Cocooned in modern luxury and security, including split system air-conditioning, a European laundry, video intercom, secure swipe entry, and business hours concierge, the home is spoiled with access to first-class residents' facilities including a heated pool, gymnasium, and rooftop barbecue terrace.

RT Edgar Boroondara 1/7

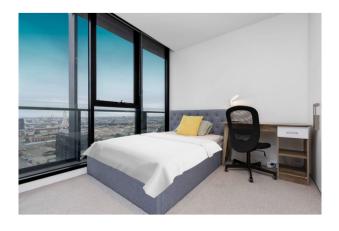
# Gallery













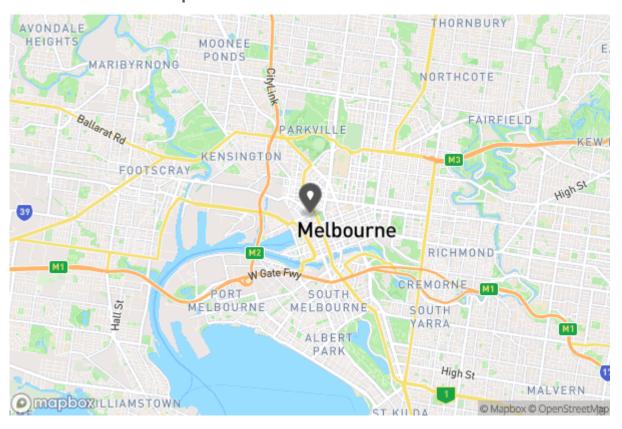
RT Edgar Boroondara 2/7





RT Edgar Boroondara 3/7

## **Location Map**



RT Edgar Boroondara 4/7

### Floor Plans



RT Edgar Boroondara 5 / 7



#### Steven Guan

sguan@rtedgar.com.au

03 8888 2000 1153-1157 Burke Road Kew VIC 3101

### Why Book with RT Edgar Boroondara

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

RT Edgar Boroondara 6 / 7

# **Tenancy Application**

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

### **Apply Online**

 $https://app.inspectreal estate.com. au/Register Online/1 form. aspx? Agent ID=LO-RTEHAWTHORN \& Unique ID=ire\_160\_1315706$ 

RT Edgar Boroondara 7/7