



## 505/7 Carlton Street Prahran VIC 3181

 1  1  1

\$550

Date available: 9 May 2024

[Book Inspection](#)

### LEASED

Does it get any more Melbourne inner city than this? This north facing 1 bedroom unit looks over an iconic bluestone lane with graffiti street art in the foreground. Beyond this witness some of Prahran's most iconic buildings. In the distance, the South Yarra highrises provide that sought after backdrop and beyond that, the Melbourne CBD Skyline. Few Prahran apartments would rival this outlook.

Features include:

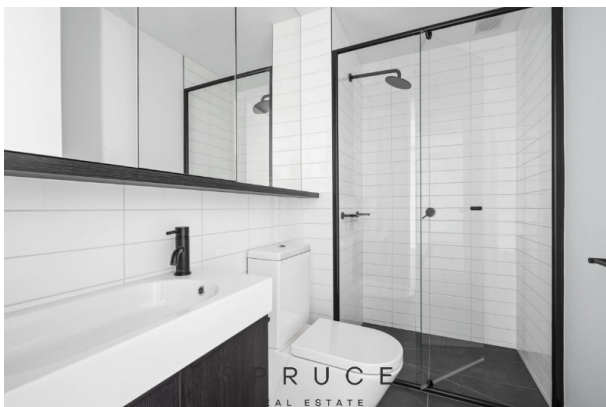
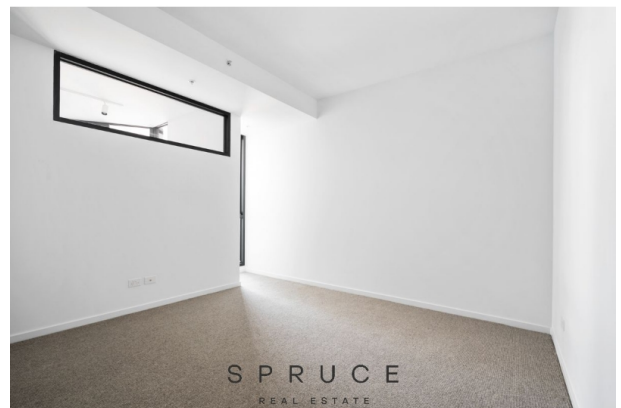
- Open plan kitchen with stone feature bench tops, 1 ½ sink, SMEG stainless steel appliances, gas cooktop, electric oven & full sized dishwasher
- Spacious lounge room with floorboards and Mitsubishi Split system heating & cooling and adjoining balcony
- Contemporary bathroom with large shower, basin, mirrored cabinets & toilet
- European laundry facilities
- Carpeted Bedroom with generous built in robes with mirrored doors
- Security entrance with fob access
- Security remote control lower basement parking, one car space per apartment (car lift and stacker - each has a 2000kg limit, please ensure you check height & length restrictions whilst on site) - larger vehicles not suitable, car induction required at own cost.
- Storage cage per apartment on Upper Basement - provide your own padlock
- Transport - Trams on Chapel Street and, Commercial Road and Prahran train stop within walking distance for easy

access to the city

â€¢ Princess Gardens & Prahran Aquatic Centre and the best of Chapel Street precinct shops and retail all close by including Prahran Central & Prahran Market

**\*\*HOW TO INSPECT THIS PROPERTY\*\*** Arranging an inspection is easy. Simply click on the â€˜Book an inspectionâ€™™ button for this rental property and choose your preferred day/time then enter your contact details. By registering, you will be provided with any updates, changes or cancellations for your inspection. Registering for the inspection is mandatory and you **MUST** confirm your appointment 2 hours before otherwise the inspection may be cancelled. **\*\*For** guaranteed access, please arrive at the inspection at the allocated start time, any later and access is not guaranteed. **\*\*** PHOTO ID MUST BE PROVIDED BEFORE ENTRY AT THE PROPERTY.

# Gallery

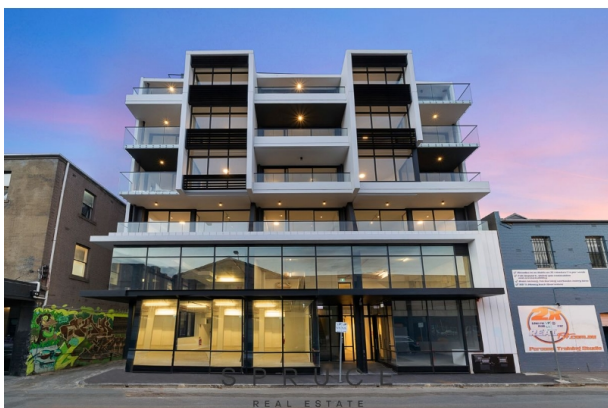




## DO YOU OWN AN INVESTMENT PROPERTY ?

Contact Alana  
to discuss your  
property management  
goals today

0458 801 888  
alana@sprucere.com.au



## SPRUCE BOOKING SYSTEM

Arranging an inspection is easy. Simply click on the  
'Book an inspection' button for this rental property  
and choose your preferred day / time  
then enter your contact details.

By registering, you will be provided with any updates,  
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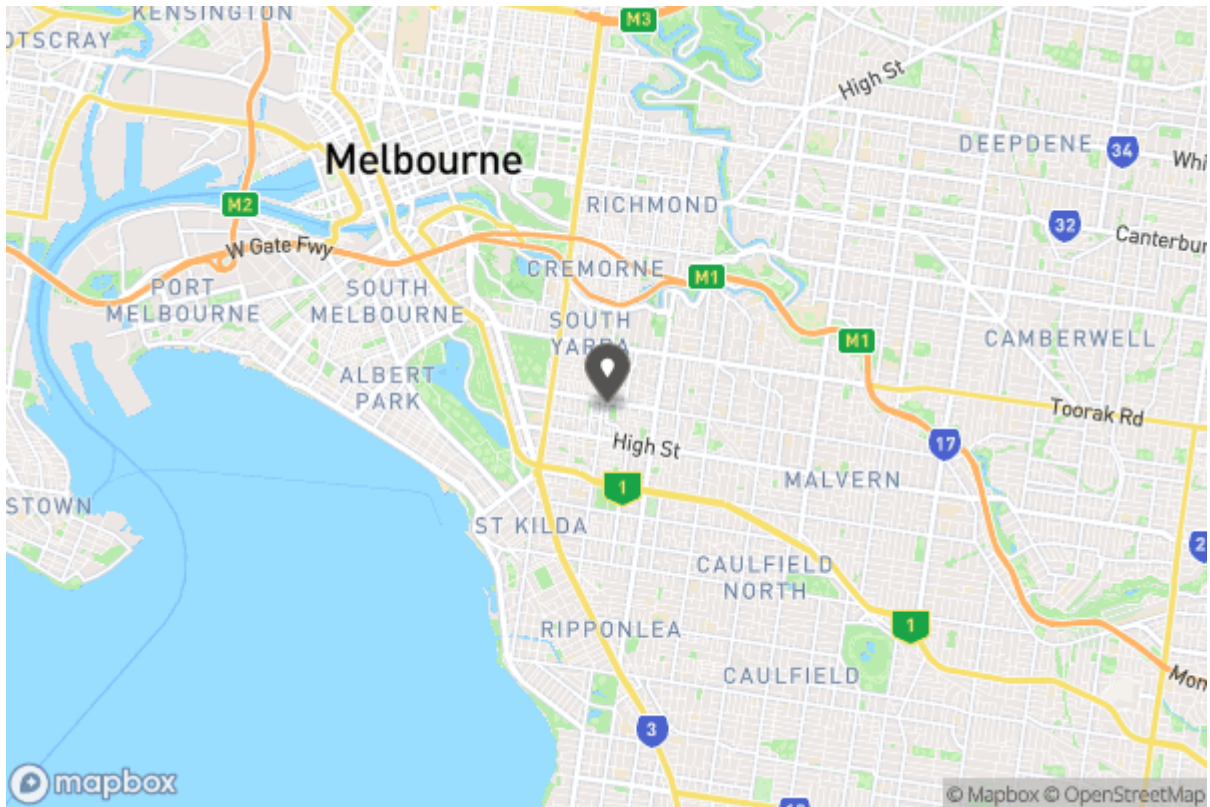
We look forward to meeting you  
at our next open for inspection.



Annabel Webb  
0466 277 303  
leasing@sprucere.com.au



# Location Map



# Floor Plans



APARTMENT TYPE 5  
105, 205, 305, 405, 505





Don't forget to  
confirm your  
inspection by  
SMS or email

## Leasing Department

0466 277 303

leasing@sprucere.com.au

1300 792 701

Shop 3 157 Martin Street

Brighton VIC 3186



## Why Book with Spruce

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.

# 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://2apply.com.au/Property?agentID=PM-SPRUCE&uniqueID=b13f05021f9f408cbf06cfc8a059dbe9)

<https://2apply.com.au/Property?agentID=PM-SPRUCE&uniqueID=b13f05021f9f408cbf06cfc8a059dbe9>