



218/48 Victoria Street Brunswick East VIC  
3057

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\$400

Date available: 7 August 2021

[Book Inspection](#)

## VICTORY APARTMENTS &#8211; 2 Bed , 1 Bath , 1 Car + Storage

Victory Apartments will inspire you with its contemporary low rise design with a focus on outdoor living and nature with a centrepiece internal garden courtyard. Features include:

- â€¢ Open plan kitchen with stone feature bench tops, Bosch stainless steel appliances, gas cooktop , electric oven & full size dishwasher
- â€¢ Spacious lounge room with floorboards and Split system heating & cooling and adjoining balcony
- â€¢ Contemporary bathroom with large shower, basin, mirrored cabinets & toilet
- â€¢ European laundry facilities
- â€¢ Carpeted Bedroom with generous built in robes / walk in robes
- â€¢ Security entrance with fob access
- â€¢ Security remote control basement parking , one car space per apartment
- â€¢ Storage cage per apartment - provide your own padlock
- â€¢ Transport - Trams on Nicholson Street for easy access to the city
- â€¢ Meri Creek parkland walks and cycle path nearby and the Brunswick East cafes including Milkwood CafÃ© on your doorstep

## BOOKING YOUR MOVE IN/OUT PROCEDURE

Victory Apartments is using MIMOR - an online system to give you one central hub for all your building information, moving procedures and building notifications. Register at [mimor.com.au](http://mimor.com.au) and gain access to your building's important information. For example; Electricity, Water, Internet, Foxtel, Intercom, Keys, Contact Details and other important building details. It's important you book your MOVE-IN to the building through MIMOR. Simply select your date and time through MIMOR and then book your removalist. Please take note that all bookings must be arranged at least 72 hours prior to the intended move. The booking is only confirmed once acknowledged by the Owners Corporation Manager. The automatic reply email from MIMOR is only a tentative booking. In your MIMOR profile you will see the moving guidelines specific to Victory Apartments, so you know exactly what to do when you move in, ensuring all moves happen smoothly and safely. Once you are living in the building, the Owners Corporation, via MIMOR will send you any important notifications via email or SMS. For example, if the garage door is not working or there is an upcoming hard rubbish day, you'll receive an email or SMS to notify you. MIMOR will keep you up to date and informed so we ask all residents, both owners and tenants to register on MIMOR.

## OWNERS CORPORATION

Melbourne Owners Corporation Services Pty Ltd / P: 03 9818 2488 / E: [info@mocs.com.au](mailto:info@mocs.com.au) (Plan No. PS723367)

## UTILITY CONNECTIONS

Electricity, Hot Water and Cooktop Gas Connections: Victory Apartments has been built with an embedded electrical network and centralized hot water/gas system. Origin Energy has been contracted to operate these services. To ensure your continued supply you will need to contact Origin Energy to arrange your connections. You can do this via Origin Energy's website at (<https://www.originenergy.com.au/>) or alternatively contact them on 1800 684 993. A Welcome Pack from Origin Energy is attached to this booklet. Domestic Cold Water Connections: Domestic water accounts for each apartment are to be arranged with Yarra Valley Water. To open an account please visit their website at <https://www.yvw.com.au/manage-account/open-or-close-account>

## Other Connections:

Telephone and internet connections (NBN) are at the discretion of Occupier. Please contact the Owners Corporation Manager should your contractor require access to Common Property to complete any installation.

## TELEVISION SIGNAL

Foxtel and free to air television is available via the MATV system at the building. Should you experience a fault with your free to air TV signal, please try retuning your TV. If the problem is not rectified by retuning, please contact the Owners Corporation Manager to report the fault.

## BUILDING DEFECTS AND GENERAL REPAIRS & MAINTENANCE

Reports of private lot defects must be reported to the Element Five (builder) via email to [warrantyenquiries@elementfive.com.au](mailto:warrantyenquiries@elementfive.com.au) Please ensure you provide as much information as possible to the Builder, including photographs of the alleged defect.

Common Property defects should be immediately reported to the Owners Corporation Manager to be addressed. This can be done by forwarding an email to [info@mocs.com.au](mailto:info@mocs.com.au) . We request that you also provide us with as much information as possible, including photographs of the alleged defect, in order for us to liaise with the Builder regarding the issue.

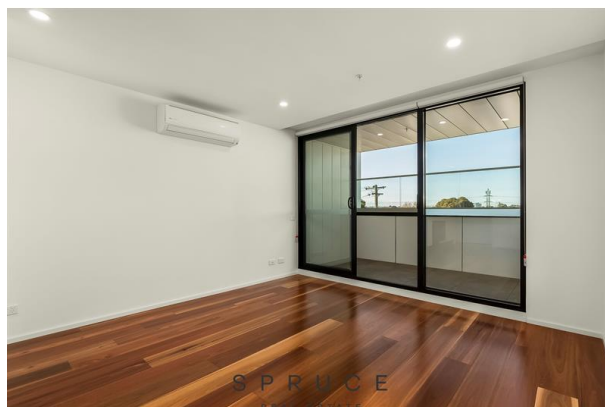
In addition to reporting building defects, Occupiers must notify the Owners Corporation Manager in the case of failure of any building services, or problems with the cleanliness of any public areas. Building services which are common to all occupiers include the entry intercom systems, public lighting, security car park access, lifts, waste management,

communal area etc. All other services are the responsibility of the individual Owner or relevant lot's Managing Agent.

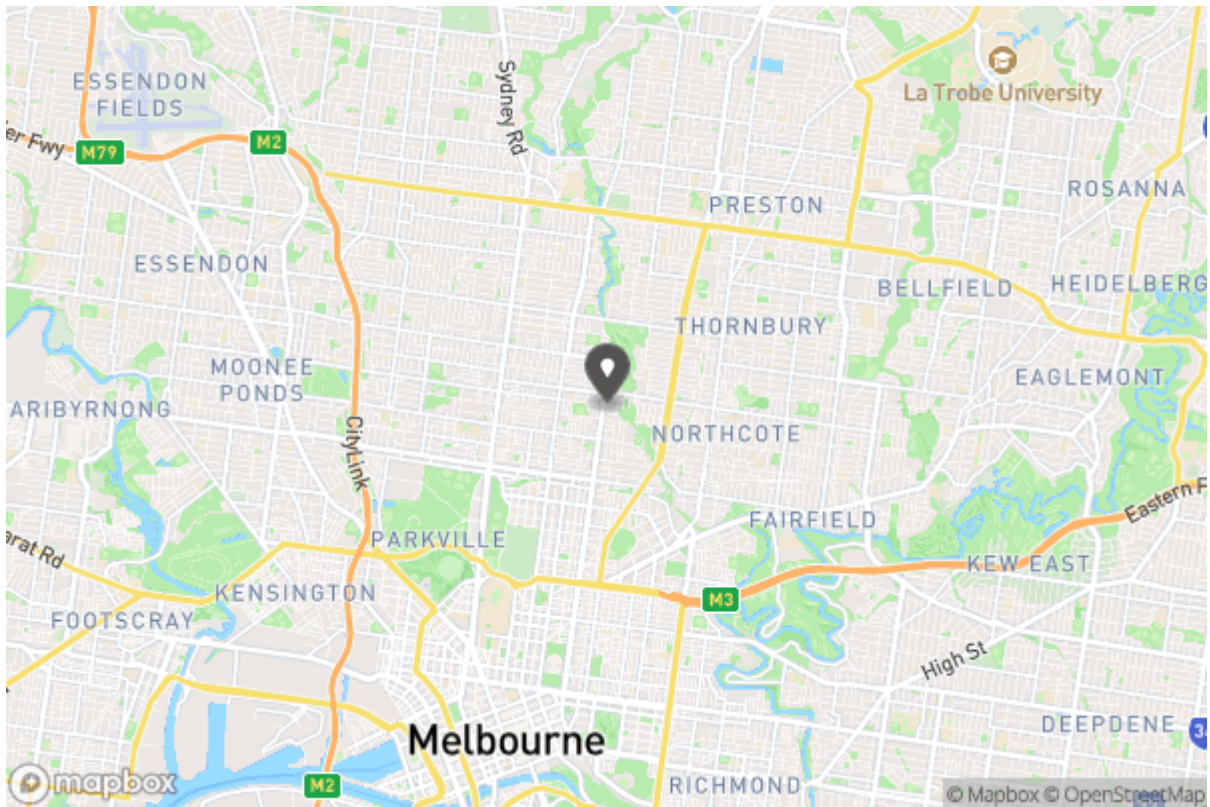
**\*\*HOW TO INSPECT THIS PROPERTY\*\*** Arranging an inspection is easy. Simply click on the "Book an inspection" button for this rental property and choose your preferred day/time then enter your contact details. By registering, you will be provided with any updates, changes or cancellations for your 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.**

**\*\*As per VIC government guidelines, it is now mandatory for every individual person to QR scan into each property. Please note, you will be denied access if you do not adhere to government requirements\*\***

# Gallery



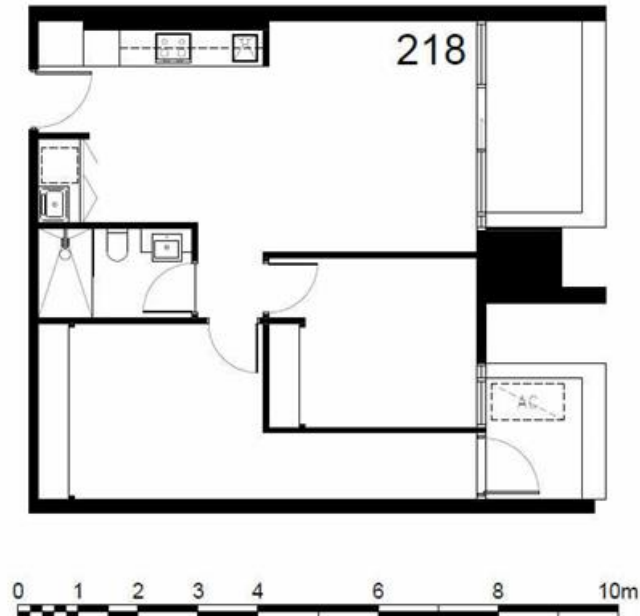
# Location Map



# Floor Plans

Apartment Area: 62m<sup>2</sup>

Balcony Area: 8.3m<sup>2</sup>



While all reasonable care has been taken in the preparation of this illustration and the particulars contained herein, it is intended to be a visual aid and does not necessarily depict the finished state of the property or object shown. No liability whatsoever is accepted for any direct or indirect loss or consequential loss or damage arising in any way out of any reliance upon this illustration. Purchasers must rely upon their own enquiries and inspections. Furniture is not included with the property. Dimensions and specifications are subject to change without notice. The area information provided in this floor plan are approximate values.



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

## Leasing Department

leasing@sprucere.com.au

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## Why Book with Spruce Real Estate

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/Form?AgentID=PM-SPRUCE&UniqueID=ad5800b018424e43ae59f91e83175163)

<https://2apply.com.au/Form?AgentID=PM-SPRUCE&UniqueID=ad5800b018424e43ae59f91e83175163>