



SPRUCE  
REAL ESTATE

406/41 Dryburgh Street West Melbourne VIC  
3003

 2  1  1

\$550

Date available: Now

[Book Inspection](#)

## THE WALLACE - VIEW 3D TOUR ONLINE - 2 Bed , 1.5 Bath , 1 Car Stacker + Storage Cage

Relaxed luxury split living apartment, you will be impressed with this two bedroom apartment with its perfectly executed detail facing the west of Melbourne, including use of a communal roof-top area for entertainment with friends.

Contemporary open plan kitchen with stone bench, splash back and electric cooking facilities plus full size dishwasher and ironing board

Sunny lounge room with flexible floorplan (note floorplan is a flip of actual) and moveable TV/entertainment cabinet

Upstairs two good size bedrooms both with built in robes , balcony access from main bedroom

Upstairs central bathroom with shower , vanity , toilet and washing machine facilities (European laundry)

Powder room at entry provides a 2nd toilet

Additional storage at entrance and built in desk space

Storage Cage - Basement Level 1 (B1)

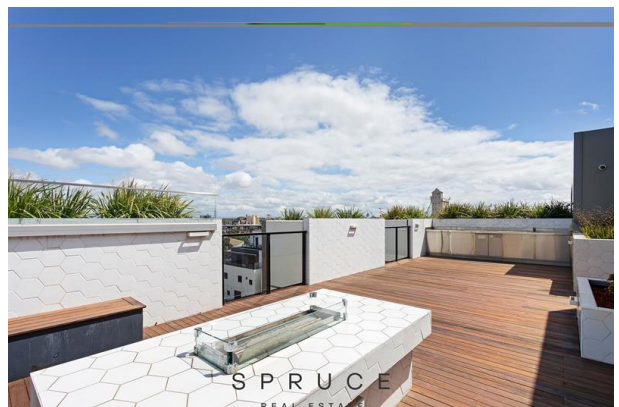
Carstacker - Basement Level 2 (B2, car space 11)- NOTE: please ensure you check your car dimensions while inspecting before you apply for property 2000kgs limit : an induction is required before using the stacker

West Melbourne's progressive streets sit within a prized 2km circle fringing the CBD, where lifestyle is a premium.

Bordering the leafy, heritage village life of North Melbourne and the waterfront Docklands entertainment precincts, this city side address embraces Melbourne's inner circle. Intellectual, creative and ambitious, the CBD shines a light on international style with local flavour. Just minutes from your door, find a luxury cachet of Melbourne icons including retail emporiums, art-inspired laneways, bars, restaurants and galleries that gain pace with a yearlong calendar of sporting and cultural events that take our city to the world.

**\*\*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.**

# Gallery

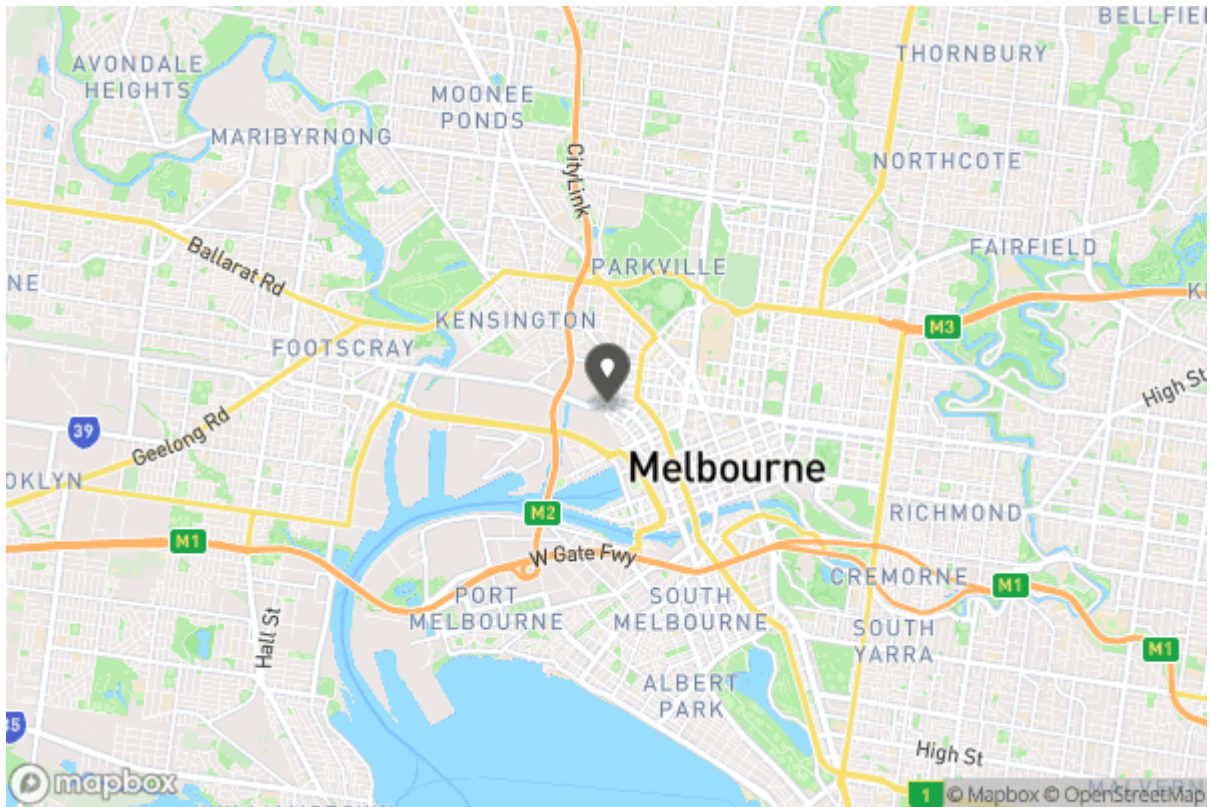


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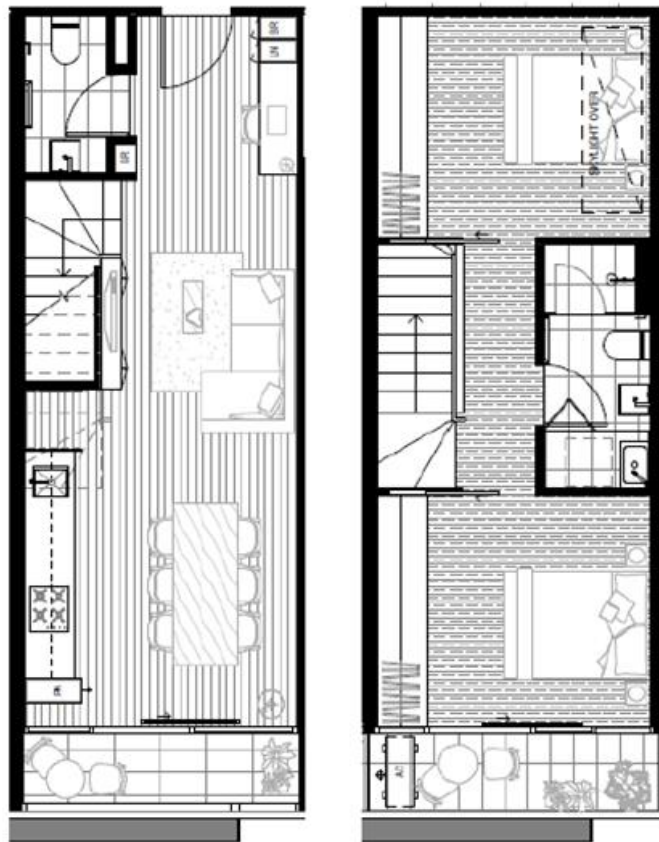




# Location Map



# Floor Plans





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

## Leasing Department

leasing@sprucere.com.au

1300 792 701

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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/Property?agentID=PM-SPRUCE&uniqueID=ae36010d27c942ccb788f4ef7436a976>