



503/499 St Kilda Road MELBOURNE, VIC



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## Tranquil Space and Luxury Living at the Fawcner

Situated right on the edge of Fawcner Park with acres of greenery in the neighbourhood, the Fawcner Apartments have been a new landmark tower in the best Boulevard of Melbourne, St Kilda Road. Only completed a year ago, the luxury and elegant tower has been providing tranquil and luxury lifestyle and incomparable convenience to its lucky residents.

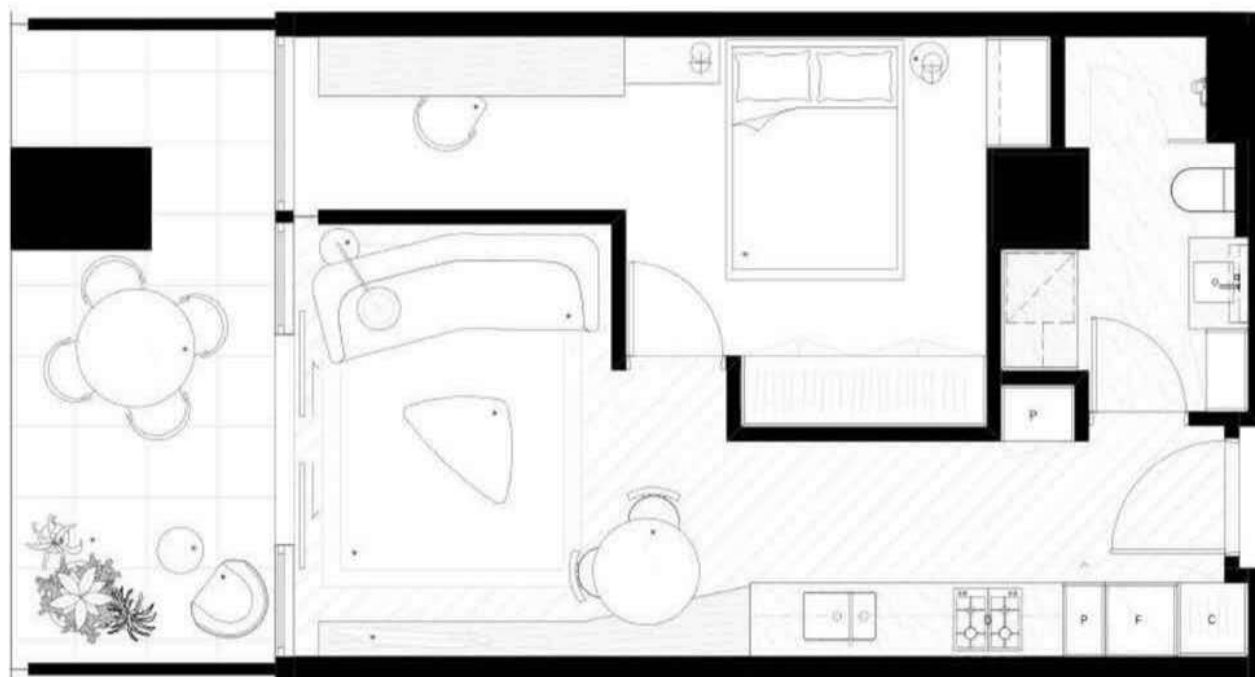
Full of natural light, the apartment also features high ceiling, timber floor boards, ducted cooling and heating.

From this incredible settings on Melbourne's most iconic boulevard, you will be able to enjoy the supreme convenience in the neighbourhood, such as the renown Fawcner Park, Albert Park Lake, Prahran Market, National Gallery and Arts Centre, the MCG and multiple tram lines at your doorsteps going to CBD and vibrant St Kilda, not to mention those elite schools

Melplex 

**Gerry Wang**

0402 414 065



Please note that this plan is indicative only. Changes may be made during development, and dimensions, rates, fixtures and specifications are subject to change in accordance with provisions of the Contract of Sale. The fixtures depicted in this plan are not intended to be taken in relation to the final position of power points, TV connections, gas and the like. Builders' necessary for services and structure are not depicted.

Estimated floor area is measured to the outside face of all external enclosing walls and to the internal face of all non-enclosing walls to the main floor or an attached area. All area calculations are based on the Property Council of Australia method of measurement guidelines. Purchasers should check this plan and specifications, including in the notes, of the contract of sale carefully prior to signing the contract.

\*Depicts standard supplied furniture.

TYPE A.2  
1 BEDROOM  
1 BATHROOM

APARTMENTS					
103	203	303	403	503	603

TOTAL	57.4m <sup>2</sup>
INTERNAL	45.2m <sup>2</sup>
EXTERNAL	12.2m <sup>2</sup>

K. P. D. O.