

506/23 Palmerston Street CARLTON, VIC

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## Brand New Spacious Two Bed Apartment

This brand new light filled two-bed two-bath apartment is located in secure complex completed with all the convenience needed for busy professionals.

Spacious open plan living areas feature flooring with a European oak timber finish and full length windows to maximise light. Large sliding doors welcome the outside in and open onto well-proportioned, private terraces with bluestone tiling.

- Two good size bedroom with BIRs
- Modern kitchen with gas cooktop and dishwasher
- Open plan living and dining
- Spacious bathrooms with shower

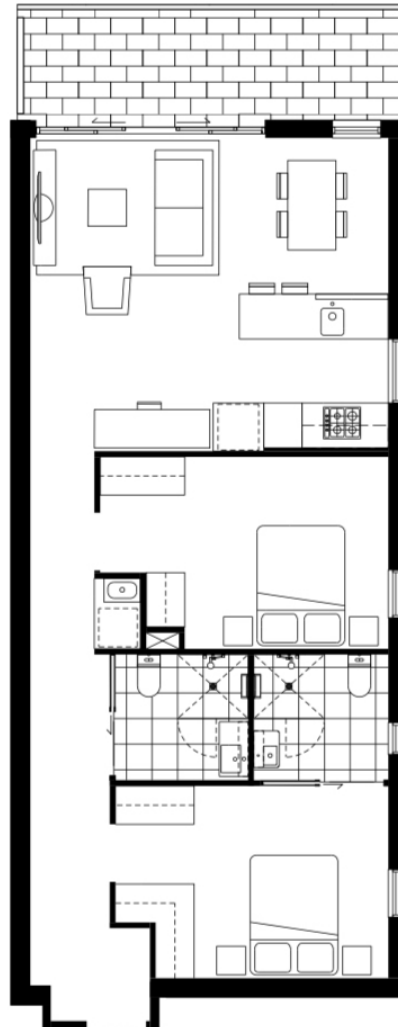
The apartment is within walking distance to Brunswick St and Lygon Street vibrant cafes, r



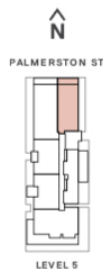
**Melplex Real Estate**

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Apt 5.06



Bedroom	2
Bathroom	2
Storage	1
Carpark	1
Floor Area	82m <sup>2</sup>
Balcony Area	11m <sup>2</sup>
<b>Total Area</b>	<b>93m<sup>2</sup></b>



Note: the size and position of bedroom windows varies. Refer to architectural plans for accurate window layouts. While every care is taken to ensure the contents of this brochure are correct, this information is to be used as a guide only. All images (including artists impressions) and plans are indicative only. Prospective purchasers should rely on their own enquiries, legal advice and the contract of sale. This brochure was completed prior to the completion of the design and construction of the project, therefore design, dimensions, fittings and specifications are subject to change. The developer reserves the right to amend the finish and selections that constitute the external fabric of the development due to unforeseen building constraints and product availability. Distances are approximate only. All areas are provided in accordance with the Method of Measurement for Residential Property provided by The Property Council of Australia. This does not represent the area on Title. Purchasers should also refer to building floorplates for any architectural elements which may affect particular apartments as these are not consistent across all levels and apartment types. Purchasers must rely on their own enquiries and the contract for sale. Published October 2015.

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