



809/65 Dudley Street WEST MELBOURNE, VIC

 2  2  1

Spacious Modern Apartment

This modern two-bed two-bath apartment has a generous-sized floorplan with a total internal area of approx. 74sqm, featuring spacious living and dining area with breathtaking views, modern kitchen with quality stainless steel appliances, two bedrooms both with BIRs, master with ensuite and the second one serviced by a central bathroom.

Also features split air-con system, one car parking space, indoor swimming pool and gym, communal recreational area and much more.

Ideally located on the west side of the CBD with literally a short walk from Southern Cross Station, supermarkets, Spencer Street shops, restaurants and a variety of public transport.

*** Bond is one month rental ***



Melplex Real Estate Suzy Yao

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SPENCER

LEVEL	APARTMENT NO.
3-26	09



BEDROOM(S)	BATHROOM(S)
2	2

INTERNAL (SOM)	EXTERNAL (SOM)
73.9	7.9

TOTAL (SOM)
81.8

DISCLAIMER
The information provided is illustrative only and may not be relied upon. In particular the final area dimensions of any residence will be determined by the contract of sale and may differ from the depicted. While every effort is made to provide accurate and complete information, the developer does not warrant or represent that the information in this floor plan is free from errors or omissions or is suitable for your intended use. All apartment and lot area measurements are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia. Subject to any terms implied by law which cannot be excluded, the developer accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) by you as a result of any error, omission or misrepresentation in information. All information is subject to change without notice.

