

# YOUR PROPERTY FACT SHEET

1212/421 DOCKLANDS DRIVE, DOCKLANDS

## PROPERTY FEATURES

Ready to live a vibrant yet relaxed Docklands lifestyle in a residence that oozes luxury and style? If so, you've found your brand new home with this one bedroom residence perfectly positioned in the stunning Aquil Promenade development. Situated in the 'Gold Tower' which sets the standard for sleek and chic living, you'll embrace the comfortable central living and meals zone which has quality carpet flooring underfoot, with this space opening out to a balcony which further delivers views of Victoria Harbour.

A high end kitchen comes with a stone benchtop and Miele appliances. The bedroom shares the water views and is equipped with a built-in robe and a study area, while other apartment features include an impressive bathroom with rain shower, laundry facilities, reverse cycle cooling, secure intercom, secure car space and access to a 25m indoor pool, spa, sauna, gym, library, private meeting rooms, lush rooftop garden and secure on-site bicycle storage.

You're located opposite The District Docklands with brilliant eating choices, retail outlets, and entertainment. You're also close to IGA X-Press and Asian grocery store, waterside restaurants, Moonee Ponds Creek Trail, and the 30, 75, and 86 trams.



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## NEED TO KNOW

### property size

internal 48m<sup>2</sup> approx  
external 7m<sup>2</sup> approx

### water rates

\$949.96 per annum approx  
(exc. usage)

### council rates

\$950.04 per annum approx

### owner corps rates

\$2,798.12 per annum approx

### hot water

gas

### heating / cooling

reverse cycle

### rental

\$450 per week approx

Every care has been taken to verify the accuracy of details in this brochure. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters.

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