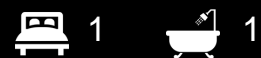


3601/36 La Trobe Street Melbourne, VIC



## NEAR NEW APARTMENT WITH STUNNING VIEW

**\*\* PLEASE REGISTER BY EMAIL OR TXT MESSAGE FOR INSPECTION.** The furniture may vary from the photos. Please refer to the video link for the actual fixtures.

Only minutes' walk from Melbourne Central, QV, universities, caf?s, restaurants, Parliament station and the convenience of tram at your door step, there is no need for a car. Ideal location for students attending any of Melbourne's Universities or people who just love living the city life.

Comprising of a good sized bedroom with built-in wardrobes, study nook and spacious open plan lounge/ dining area with plenty of natural light, private balcony extends your space from the living area. Stylish kitchen with stainless steel appliances including gas stove, dishwasher, stone benchtop with ample storage space. Concealed laundry facilities, enough space to fit a washing machine & dryer. Property features plenty of natural light throughout, floorboards to living area, carpet to bedrooms, split system heating/ cooling, broadband internet and security key entry with intercom.

**Patrick Pu**  
0481880776

**Yi Zeng**  
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LEVEL 22

Apartment Type  
H & H(m)  
1 Bedroom  
1 Bathroom

Internal Area	43.85m <sup>2</sup>
External Area	3.20m <sup>2</sup>
<b>Total Area</b>	<b>47.05m<sup>2</sup></b>

Disclaimer: Please note that the information contained herein has been prepared prior to obtaining design and construction, is intended only as a guide and does not constitute a representation by the Vendor, Agent or Vendor's solicitor. It is subject to change without notice. The Vendor, Agent and Vendor's solicitor accept no liability for any loss or damage, including interest, arising from reliance on this information. All areas are subject to survey. Measurements are calculated and based on "Net Internal Area" as defined in the Victorian Property Law Act 1958.



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