

Unit 4, "SCALA" 1 Roy Street, Melbourne

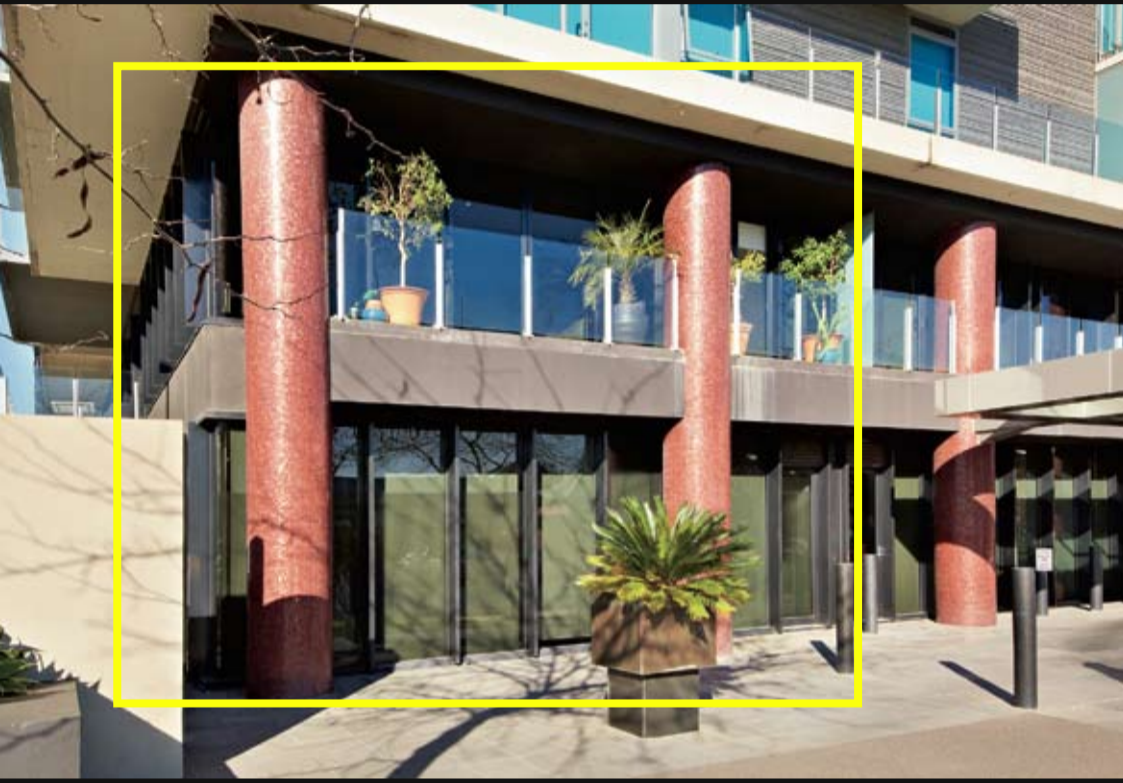
Unique Two Storey Three Bedroom Apartment
with Street Level Consulting Rooms Option



Adjacent Albert Park Golf Course



View over Albert Cricket Ground from First Floor Terrace



Spacious Consulting Room on Ground Floor



MELBOURNE

3 2 2 2 1

UNIT 4, 'SCALA' 1 Roy Street

Private Sale Now "SCALA"

Unique two storey three bedroom apartment with ground floor shop front window – consulting rooms option.

Ground floor comprises large media room 2 bedrooms and powder room. First floor has master bedroom with BIRs plus bathroom, large lounge dining room and kitchen all opening on to wide terrace facing Albert Cricket Ground home of the MCC. Between St. Kilda Road and Queens Road next to Park View Hotel.

Heated I.G pool opens on to lawn barbeque area and direct access to state of the art gym, steam room and sauna. Adjacent Albert Park Golf Course. Zoned residential 1 (Medical centre permitted use with permit). One car park number 24 on ground level, one car park number 104 on level 1. 20 Visitors car parks. Inspect Saturday and Sunday at times advertised or by appointment anytime.



CALL Robert I. Mitchelson 0408 81 82 83
Doug Kaegi 0425 79 87 31
Courtney Pitcher 0433 827 323

EMAIL robert@iconproperty.com.au
doug@iconproperty.com.au
courtney@iconproperty.com.au



Suite 1115, St Kilda Road
Towers, Level 11, 1 Queens Rd
Melbourne 3004
9863 9000



Adjacent Albert Park Lake

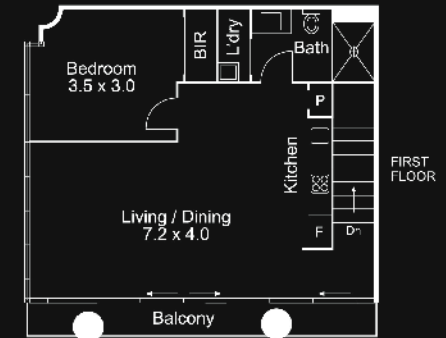


Opposite Albert Cricket Ground
Home of the MCC

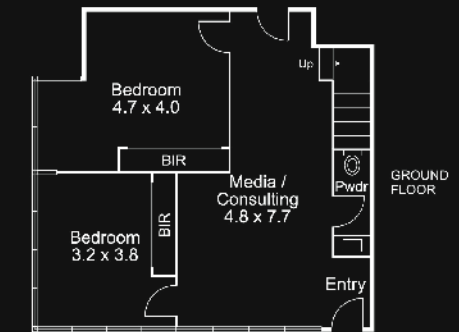


Barbeque Area

| Apartment Area | |
|----------------|----------------------------|
| Internal | 118.0 sqm (12.7 sq) Approx |
| Balconies | 8.4 sqm (0.9 sq) Approx |
| Total | 126.4 sqm (13.6 sq) Approx |



Views over Albert Cricket Ground



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Robert I. Mitchelson & Co. Australia
Suite 1115, St Kilda Road Towers,
Level 11, 1 Queens Rd Melbourne 3004.