



Residence 1201, 20 Queens Road | A Collectible Sky Estate of Rare Scale

4 4 3

Set within one of Melbourne's most commanding addresses, 20 Queens Road, Melbourne 3004, Residence 1201 represents a calibre of apartmentliving that transcends category.

Positioned at the convergence of the city skyline, Albert Park Lake and the bay beyond, this is a location defined by outlook, permanence and prestige - where views are protected, and lifestyle is enduring.

Queens Road has long been favoured by those who value irreplaceable aspect over transient convenience. Moments from the CBD, the Royal Botanic Gardens and St Kilda Road's cultural spine, yet framed by open water and parkland, it offers a balance few global cities can replicate.
1201/20 Queens Road



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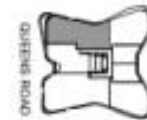
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**PREMIUM
APARTMENT 1201**



1201 - 1:125 @ A3



NOTE: DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. DIMENSIONS OF APARTMENT SHALL BE AS SHOWN ON THE FINAL CONTRACT DOCUMENTS AND APPROVED BY THE LOCAL COUNCIL.

PLEASE REFER TO THE ARCHITECT'S DRAWINGS FOR ALL INFORMATION AND STRUCTURAL REQUIREMENTS.

NOTE: CONTRACTOR RESPONSIBILITY FOR ANY WORK IN THIS APARTMENT SHALL BE AS SHOWN ON THE FINAL CONTRACT DOCUMENTS.

Legend

D	Dryer	SH	Shelves
DR	Drawers	WF	Wine Fridge
DW	Dishwasher	WR	Walk in Robe
F	Refrigerator	WS	Wine Store
L	Laundry	WM	Washing Machine
MV	Microwave	WT	Underbench
OV	Oven	WFF	Wine Fridge
P	Pantry		
PF	Purchase Fridge		
S	Storage		
ST	Study		



Apartment Number _____

Apartment m²/_____

Terrace m²/_____

Total m²/_____

VICTORIANA

20-22 QUEENS ROAD
MELBOURNE

These plans are intended as a guide only. The dimensions and areas are approximate and will vary in accordance with the actual dimensions and areas of the apartments and the actual construction and are subject to change without notice. In addition, locations of fixtures may vary slightly in order to meet construction or floor plate or to meet other project goals. The areas are provided for informational purposes only. Property located at multiple levels of development. Prospective purchasers should verify all areas and dimensions and consult with the Council of Title and the architect for all details. These plans are provided as a guide only. Dimensions, areas, and other information are not intended to be used for any purpose other than for information only. Plans are provided for the information of the purchaser.

