



# **West Melbourne, VIC**

*45 Dudley Street*



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## Flagstaff Hill

Enliven Housing worked in conjunction with UAG to create SDA apartments in Flagstaff Hill, a 25 storey residential tower containing ten two-bedroom, one-bathroom 63m<sup>2</sup> apartments. The development provides contemporary architecture and interior design by BCS and landscaping by Openwork.

At the entry of this magnificent tower there is a secure foyer with a furnished waiting area complete with a waterwall

Level 7 offers a resident Lounge and associated resident's dining room, sauna and outdoor garden terrace with sunny northern aspect. The skydeck with resident gymnasium facility and outdoor alfresco deck is located on level 22. The Skydeck offers seating areas and unobstructed views across Flagstaff Gardens, Melbourne CBD and Docklands. Accessible bathroom facilities are provided on each of the common areas; Ground Floor, Level 7 Terrace and Level 22 Skydeck.

The Enliven SDA apartments are thoughtfully designed with an open plan living area, full height windows to living areas with level access directly onto the outdoor terrace. The interiors palette is bright and contemporary with timber floorboards, hardwearing reconstituted stone (height-adjustable) benchtops, and fully accessible designed appliances in stainless steel finish. Integrated laundry, fully accessible bathroom with flush floor surfaces and fully tiled walls. Each floorplan has a generous main bedroom with an additional study/ dayroom/ multi-purpose room adjacent.

Flagstaff Hill is located in the heart of Melbourne CBD. This ideal location allows tenants to enjoy the vibrant city lifestyle and the convenience of Melbourne's CBD.

Flagstaff Hill is walking distance to the Queen Victoria Market where you can find a wide variety of fresh, quality produce, specialty foods and gifts.

The Flagstaff Hill apartments design takes advantage of the magnificent views, Flagstaff Gardens to the east, the city to the east and south, Docklands to the west and the beautiful suburban terrace neighbourhoods of North Melbourne and Parkville gardens to the north.

## Features

- A tenant-controlled choice collective to support the engagement and management of agreed shared support arrangements.
- On-site support 24/7 may be available based on the choice collective needs.
- Blended support model supporting Improved Liveability, Fully Accessible and High Physical Support tenants.
- Generous sized apartments with internal laundry and ample storage.
- A mix of 2 bedroom units with parking.
- Provisioned for state-of-the-art assistive technology.
- Customised to meet your personalised needs, as defined by your OT.
- Structural provision for the installation of hoists if necessary.
- Fully accessible bathroom, bedrooms, kitchen and terrace areas.
- Pet Friendly.

# Available Apartments



## Type 01

2  1 

### FEATURES

- Generous proportions, 63m<sup>2</sup> of internal space with an additional 9m<sup>2</sup> terrace
- Engineered timber flooring, stone bench tops with floor to ceiling windows
- Combo washer dyers in every apartment
- Full Assistive Technology provisioned
- Fully accessible

**The view from your accessible terrace will be a spectacular one. Flagstaff Gardens to the east, the city to the east and south, Docklands to the west and the beautiful suburban terrace neighbourhoods of North Melbourne and Parkville gardens to the north.**