

**1/109 Spensley Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

## **Apartment For Sale**

Thursday, 1 February 2024

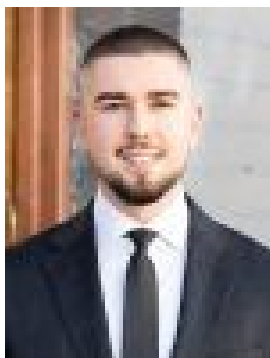
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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Justin Voglis  
0447812695

## **Auction \$650,000 - \$700,000**

Set at the rear and one of only six in the building, this ground-floor apartment delivers an impressive city-fringe lifestyle with its quality inclusions, abundance of natural light and close proximity to the best of Clifton Hill. Impeccably presented from beginning to end, the ready-to-enjoy interior comprises two generous bedrooms (both with built-in robes) complemented by a stylish central bathroom with shower/tub combo. Add to this a versatile living room with leafy outlook leading through to the updated kitchen/meals area complete with Smeg oven and ample cupboard space. Other stand-out features include an undercover balcony, gas heater (living room) and internal laundry facilities, plus a secure foyer with intercom and off-street parking space on title. A short stroll to Clifton Hill Station, Quarries Park and Merri Creek Trail, it's also close to Queens Parade trams, village cafes and shops, as well as easy access to Dight's Falls and the area's popular schools.