

**1/259 Lennox Street, Richmond, Vic 3121**

JAMES PERRY

**Apartment For Sale**

Thursday, 13 June 2024

1/259 Lennox Street, Richmond, Vic 3121

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Apartment**



Anthony Fazio  
0481205403



Darryn Hung  
0433110453

## Contact Agent

Larger than most apartments in Richmond this property is perfectly suited for those seeking an urban lifestyle with easy access to Melbourne's key business districts. One of four boutique dwellings it presents an attractive opportunity for blue-chip investors looking to capitalise on Richmond's strong rental market and potential for long-term capital growth. Enjoy the convenience of living just steps away from Swan Street and Bridge Road's vibrant restaurants, pubs, and cafes, with easy access to Richmond train station for seamless commuting. Sports enthusiasts will appreciate the proximity to the Melbourne Sporting Precinct, home to iconic venues such as the MCG, AAMI Park, and Rod Laver Arena. With tram services providing easy access to South Yarra and the CBD, you're never far from Melbourne's best attractions and amenities. Retreat to one of two spacious bedrooms, each featuring built-in robes for convenient storage solutions with the master bedroom complimented with a full ensuite bathroom. The main bathroom is generously sized and featuring a bathtub, adds to the apartment's appeal. Additionally, the apartment has a full-sized laundry, which provides convenience and ample space for all your laundry needs. The property features an inviting open-plan layout seamlessly integrating the kitchen, living, and dining areas, complete with stone benchtops, ample storage in the kitchen, and beautiful parquet flooring throughout. A dedicated study nook provides a serene space for work or study, fostering productivity amidst large windows that offer picturesque views and ample natural light. Enjoy year-round comfort with ducted heating throughout the apartment, ensuring warmth and coziness during the colder months, and a split system in the lounge/dining/kitchen area for additional climate control. **DISCLAIMER** - We have in preparing this advertisement used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this advertisement. Prospect purchaser/s should make their own enquiries to verify the information contained in this advertisement. The images showcased in this listing may have been enhanced for visual appeal. Enhancements may include, but are not limited to, the addition of fire in fireplaces, lawn greenery, and staging with furniture. These enhancements are intended to showcase the potential of the property. We strive for accuracy in our representations and encourage all interested parties to visit the property in person.