

**1/95 Dodds Street, Southbank, Vic 3006**



**Sold Apartment**

Thursday, 16 November 2023

1/95 Dodds Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 127 m2**

**Type: Apartment**



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**\$772,000**

• Rare ground floor, dual courtyard apartment • Boutique low-rise apartment complex • Fully Renovated • Open Plan Kitchen/Living/Dining Zone • Ultra-Modern Kitchen with Premium Appliances • Two Spacious Bedrooms with Fitted Wardrobes • Chic Bathroom & Built-In Euro Laundry • Ducted Heating/Cooling & Undercover Car Space • Stroll to Cafes, Trams, Gardens & Galleries • Communal Pool, Gym & Tennis Court • Undercover Parking Space on Title Plus On-street Parking Permit Available (Apply Direct to the City of Melbourne) • Available with Vacant Possession

This delightfully renovated two-bedroom apartment harmoniously combines practical space and natural light against a serene, tree-lined backdrop with a spacious balcony and an even larger courtyard. The ultra-modern kitchen, with a sit-up breakfast bar and premium appliances, seamlessly connects to the open-concept living/dining area and a sun-soaked balcony. Two generously sized bedrooms, one with courtyard access, offer built-in robes for added convenience. The deluxe bathroom is a sanctuary with a double-length walk-in shower, floor-to-ceiling tiling, and a stone vanity countertop. Creature comforts include plush carpeting, ducted heating and cooling, secure intercom entry, and dedicated parking. The sizable rear courtyard, measuring 6.7m x 4.3m, adds significant value and offers versatile entertaining options. The prime location is within walking distance to vibrant cafes, cultural institutions, and convenient public transportation. Residents enjoy amenities like an outdoor swimming pool, fully equipped gym, tennis court, and a BBQ terrace. This apartment not only exceeds expectations but also embodies enduring luxury, inviting homeowners to experience the good life in this exceptional living space.