

**1001/1 Balston Street, Southbank, Vic 3006**

**Apartment For Sale**

Wednesday, 17 January 2024

1001/1 Balston Street, Southbank, Vic 3006

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Qiao Cai

0396978888



Selina Wong

0396978888

**\$800,000 - \$850,000**

A captivating showpiece of light-filled splendour, this simply stunning 3 bedroom, 2 bathroom apartment caters for every stage of life in a commanding corner setting. Embrace true convenience on your doorstep so close to Boyd Community Hub, Southbank Library, Melbourne Square Woolworths, Boyd Park, Crown, arts precinct vitality and riverside dining on Southbank Promenade. From the outset, the sheer amount of sunlit space on display will impress. Spacious open-plan living and dining is underpinned by a stone-finished kitchen with high-quality Miele appliances, a waterfall-edged breakfast bar and a mirrored splashback. Superbly situated on the 10th floor of the sought-after Southbank Central building, full-height glass slides open to reveal an undercover balcony showcasing impressive skyline views sweeping across the neighbourhood towards the blue-water beauty of Port Phillip Bay. All three east-facing bedrooms are substantially sized and mirror-robed with the luxurious main highlighted by a private ensuite. The sparkling central bathroom is graced with stone detailing and floor-to-ceiling tiles. Additional features include secure parking, a large Euro-style laundry with a washing machine and dryer, ducted heating and cooling, double glazing, day/night curtains and recessed down-lighting. In a complex popular with owner-occupiers, take advantage of an average 6.5 star energy-efficiency rating, NBN connectivity, intercom entry, 24-hour concierge and exclusive access to a heated pool, fully fitted gym and BBQ terraces with stunning city views. Inspect with confidence! Outgoings: Council Rates: \$460.00 per quarter approx. Water Rates: \$166.00 per quarter approx. Owners Corporation Fees: \$1,312.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.