

**1002/11-17 COHEN PLACE, Melbourne, Vic 3000**



## **Apartment For Sale**

Tuesday, 7 May 2024

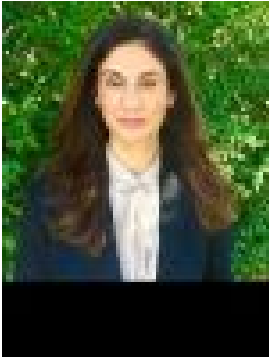
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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Thoraya Jeena  
0411325952

**\$580 000 - \$620 000**

Nestled in the prestigious Paris end of Melbourne's cityscape, this immaculate apartment offers a lifestyle of sophistication and convenience. The well-thought-out floor plan maximises every inch of space, creating a harmonious blend of style and functionality. Surrounded by a rich tapestry of culture, the apartment is a stone's throw away from iconic theatres such as Her Majesty's Theatre, Comedy Theatre, Princess Theatre, and Regent Theatre. Additionally, its proximity to cinemas, Chinatown, museums, and major shopping and dining precincts ensures that you'll be at the heart of Melbourne's vibrant scene.

**ACCOMODATION** Upon entering the apartment, you are greeted by a welcoming entrance hall that sets the tone for the rest of the residence. The open-plan living and dining area seamlessly flows onto a charming Juliet balcony, offering views of the bustling city below. The kitchen is a chef's delight, boasting a generous layout with a breakfast bar, ample bench space, and abundant storage options. Both bedrooms are generously sized and feature built-in mirrored robes, providing plenty of storage space. A separate study zone adds versatility to the home, perfect for those who work from home or require a quiet space. The luxurious bathroom is a highlight, featuring an indulgent spa bath and a separate shower, offering a relaxing oasis within your own home. Additional features include a separate laundry room.

**SPECIAL FEATURES** Secure undercover car space Reverse cycle heating and cooling in the living area and both bedrooms, ensuring year-round comfort. Floor boards throughout the property Located on the top floor. Residents also have access to building facilities including an indoor swimming pool and conference room, adding to the appeal of this sought-after address. With easy access to Melbourne's most famous landmarks such as the M.C.G., City Museum, Arts Centre, Federation Square, Melbourne Aquarium, Crown Casino, Bourke Street Mall, QV Shopping Centre, and the luxury boutiques of Collins Street, this apartment offers a lifestyle second to none. Experience the best of Melbourne right at your doorstep and elevate your living experience in this prestigious location.

**CONTACT THORAYA JEENA 0481 22 66 88**

**YOUR TRUSTED TOORAK AGENT FOR FURTHER INFORMATION** (Although every care has been taken in the preparation of the information above, we stress particulars herein are for information purposes only, and do not constitute representation by the Owner or the Agent.)

**DUE DILIGENCE CHECKLIST** <https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>