

**1006/8 Kavanagh Street, Southbank, Vic 3006**

**Apartment For Sale**

Wednesday, 24 April 2024

1006/8 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jen Lin Lau

0396978883

## **\$1,100,000 - \$1,200,000**

A spectacular showpiece of style, space and sophistication, this immaculate 2 bedroom, 2 bathroom corner apartment delivers an unforgettable backdrop from the tenth floor in the benchmark Triptych complex. Prepare yourself for an overwhelming feeling of house-like scale with exquisite finishes and favoured northeastern light filtering through the far-reaching floorplan. Artfully designed with passion, purpose and precision by boutique specialists Carr, clean architectural lines and gallery-sized space define this exclusive domain. The home opens up in spectacular fashion with designated zones for living and dining, underpinned by a state-of-the-art kitchen highlighting sleek stone surfaces, an inviting island bench, a concealed fridge space, soft-closing cabinetry and the full suite of high-performing Miele appliances. Nothing has been left to chance in this chef-ready workspace. Entertain in a northeast-facing winter garden making the most of openable windows capturing fresh air and summer sea breezes. No matter your vantage point, the aspect through floor-to-ceiling glass is stunning. Immerse yourself in uninterrupted views sweeping over the Arts Centre spire, Federation Square, the NGV, MCG, Royal Botanic Gardens greenery and the soaring city skyline with the dramatic Dandenong Ranges bringing up the rear. Both sizeable and sunlit bedrooms are serviced by roomy built-in robes, while the main is graced with a fully tiled ensuite featuring a deep bathtub, twin vanities, stone detailing, concealed cistern, mirrored cabinetry and a stylish walk-in shower. Special features include a semi-ensuite bathroom, a large laundry with storage capability, a compact study/reading zone on entry, secure parking, double-door security, ducted heating and cooling throughout, double glazing, double roller blinds, plantation shutters, lightly toned timber flooring and recessed down-lighting in towering ceilings. Resort-inspired Triptych comes complete with access to a 25-metre indoor lap pool, a podium rooftop garden with a yoga deck, a fully equipped gym, vertical garden facade, BBQ terrace and a concierge service. Set to impress on the sought-after city side of Southbank Boulevard, this peaceful neighbourhood offers all the benefits of dynamic CBD living without the hustle and bustle. Take an easy stroll to the NGV, the arts and sporting precincts, Melbourne Square Woolworths, tram route choice, the Royal Botanic Gardens, Crown and all the lively bars, cafes and restaurants lining the Yarra River. Those with high expectations and lock-and-leave ambitions will be invigorated by the location. Inspect with confidence! Outgoings: Council Rates: \$584.00 per quarter approx. Water Rates: \$171.00 per quarter approx. Owners Corporation Fees: \$2,000.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.