

1020/35 Albert Road, Melbourne, Vic 3004



Unit For Sale

Thursday, 4 January 2024

1020/35 Albert Road, Melbourne, Vic 3004

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Cameron Howe
0466 888 834



Claudia Michaels

\$425,000 - \$465,000

Effortless in contemporary style with an enviable location at The Emerald, you could soon be relishing the rooftop spa or views of the bay, lake and gardens, or the striking skyline from your private terrace. Astute investors will be enticed by a \$10,000 furnished package, featuring all items shown with an attractive, estimated gross annual return of 6.5%*, above the average yield and low body corporate fees too. If you're not already impressed by the rippling architectural, building form inspired by the movement of a wave, you will enjoy the sweeping smorgasbord of entertainment, dining, and leisure options nearby and being only footsteps from St Kilda Road, Albert Park, and Fawkner Park at this leafy locale. Features:

- Open plan living and dining, with sleek oak floors filtering throughout the property
- Northeast facing, tiled terrace with full-height glass, featuring panoramic, botanical garden and skyline views
- Prodigious stoned-topped kitchen, with a tiled splash-back, a pantry, sink, meal preparation space and Miele appliances (gas cooktop, oven and dishwasher) plus storage above and below
- Modern bathroom, tiled floor to ceiling featuring a double shower, wall-hung vanity and mirrored cabinetry, with a rimless toilet and towel racks
- European laundry, tiled with a trough and storage
- Contemporary bedroom with plush carpet and a BIR plus a wall-hung TV
- Double glazed windows, with roller blinds, an intercom and R/C air-conditioning
- Storage cage and a secure 5.5m* car space, with lift access

Not only does The Emerald pack in a rooftop with a spa, barbecue area and open-air dining options, downstairs has multiple options for private meetings in the lounge area, behind a secure lobby opposite a new public square and convenient railway station opening soon, with both Melbourne Grammar School and Mac Robertson Girls' High School also nearby. This low-maintenance property really is the pride of the skyline and could soon be yours, where you could be celebrating the laid-back lifestyle with a glass from your terrace! Don't miss out. Contact Cameron Howe on 0417 112 784 to inspect or request further information.*All information provided is an indication only including estimated figures. Purchasers should seek their own independent legal or financial advice before proceeding with any decision.