

**106/618 Lonsdale Street, Melbourne, Vic 3000**

**Apartment For Sale**

Tuesday, 14 May 2024

106/618 Lonsdale Street, Melbourne, Vic 3000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 88 m2**

**Type: Apartment**



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**\$599,000 - \$659,000**

Showcasing surprising size in a lower-level setting, this captivating 2 bedroom, 2 bathroom apartment highlights unrivalled indoor/outdoor space in a central city neighbourhood. Take a short stroll to Southern Cross trains, free city trams, universities, SkyBus airport shuttle service, Queen Victoria Market and lush Flagstaff Gardens greenery. Live the CBD life you love with all the room you need! Stretching out over an impressive 85m<sup>2</sup> (approx.) in total, wide-reaching open-plan living/dining is complemented by a chef-ready kitchen with smooth stone surfaces, a waterfall-edged breakfast bar and quality appliances including an integrated microwave, 4 burner gas cooktop and a high-end Fisher and Paykel dish-drawer. Slide open floor-to-ceiling glass and make a seamless transition to an oversized undercover balcony perched over a neighbouring laneway. This is iconic Melbourne living with a stylish opportunity to entertain alfresco in numbers. Both mirror-robed bedrooms are generous in size, serviced by a pristine pair of fully tiled bathrooms with stone detailing. Comprehensive features include secure parking, a sizeable study nook, laundry capacity with a Hisense washing machine, split-system heating and cooling, double glazing, slimline Venetian blinds, additional roller blinds in the front bedroom, and recessed down-lighting. Just a short lift ride to the first floor inside the magnificent Melbourne One complex, take advantage of video intercom entry, a welcoming concierge and exclusive access to a pool, fully equipped gym and a BBQ terrace. An inspection will impress! Outgoings: Council Rates: \$415.36 per quarter approx. Water Rates: \$169.74 per quarter approx. Owners Corporation Fees: \$1,132.30 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.