

**110/441 Lonsdale street, Melbourne, Vic 3000**



**Apartment For Sale**

Saturday, 13 January 2024

110/441 Lonsdale street, Melbourne, Vic 3000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 50 m2**

**Type: Apartment**



No Agent Property VIC  
1300850855

**\$320,000 - \$330,000**

Phone enquiries - please quote property ID 32873. Welcome to this exceptional CBD apartment, offering an attractive base in the heart of Melbourne or a promising investment opportunity. This 1-bedroom, 1-bathroom apartment is located on the first level of a small heritage-listed building, making it a rare find. With its prime location in the quiet Melbourne legal precinct, you'll enjoy proximity to Flagstaff Gardens, Queen Victoria Markets, and major public transport lines. With an open plan layout, this 50 sqm apartment features provides a blank slate for you to create your ideal living space. The high ceilings, floorboards, and large windows contribute to the airy, spacious feel. The apartment offers ample storage, and after a cosmetic refresh, the apartment is move-in ready, making it an attractive option for immediate occupancy. This apartment also presents a strong rental opportunity, with a history of consistent leasing between \$335 to \$400 per week, a higher return could be expected now. Rental listings in this building are highly sought after and are quickly snapped up. Take advantage of this rare gem in the heart of Melbourne's legal precinct, with this motivated vendor. Whether you're seeking a convenient CBD base or a promising investment, this apartment offers both! **DISCLAIMER** While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.