

**1104/618 Lonsdale Street, Melbourne, Vic 3000**

**Apartment For Sale**

Wednesday, 12 June 2024

1104/618 Lonsdale Street, Melbourne, Vic 3000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Calvin Zhu  
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Corey Hayter  
0396978888

**\$328,000 - \$358,000**

From the streamlined layout to the stylish simplicity, this affordable 1 bedroom apartment makes a favourable first impression in the heart of the city. Head downstairs and the superbly central address is moments from Southern Cross trains, free city trams, Queen Victoria Market, Flagstaff Gardens, laneway cafes, shopping options and a wide range of universities. Thoughtfully designed on the 11th floor of the resort-grade Melbourne One complex, a stone-topped kitchen boasts a gas cooktop, integrated microwave and a Fisher and Paykel dish-drawer. Spacious open-plan living and dining makes way for the alfresco allure of a sheltered balcony. The generously sized bedroom is serviced by mirrored built-in robes and a fully tiled bathroom with stone detailing. Offered for sale with an option to purchase the furniture on display, hit the ground running with a Westinghouse fridge, a combination washer/dryer, a Queen-sized bed, bedside tables, a Samsung TV, sofa and a coffee table. Take advantage of a Euro-style laundry, ducted heating and cooling, double glazing, slimline Venetian blinds and video intercom entry. Melbourne One is renowned for luxury-led amenities including a welcoming concierge, plush foyer and exclusive access to an indoor heated pool, a well-equipped gym and a BBQ terrace. Owner-occupiers and savvy investors will appreciate the value! Outgoings: Council Rates: \$177.87 per quarter approx. Water Rates: \$169.75 per quarter approx. Owners Corporation Fees: \$932.99 per quarter approx. Potential gross rental yield of approximately 8% (based on an expected rent of \$550 per week & a sale price of \$358,000)\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.