

**111/38 Kavanagh Street, Southbank, Vic 3006**

**Apartment For Sale**

Saturday, 17 February 2024

111/38 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Qiao Cai

0396978888



Ursin Morrell

0392788870

**\$540,000 - \$580,000**

Standing out with seamless flow in a northeastern corner setting, this impressive 2 bedroom apartment maximises space, natural light and stunning views. Venture downstairs and welcome to a prized neighbourhood within striking distance of the CBD. Simply stroll to Melbourne Square Woolworths, Crown, the arts precinct, Boyd Community Hub, popular cafes and the riverside restaurants of Southbank Promenade. This stylish sanctuary is tailor-made for first homeowners, investors and out-of-towners on the lookout for a lock-and-leave central base. The sunlit comfort of spacious open-plan living and dining pivots a sparkling kitchen with a breakfast bar and stainless-steel appliances plus a dishwasher. Hemmed by panels of floor-to-ceiling glass, enjoy a sheltered east-facing balcony boasting picturesque parkland views sweeping across the MCG and the Royal Botanic Gardens with blue-water bay glimpses dotted on the horizon. Both large bedrooms are mirror-robed and naturally lit, serviced by a deluxe bathroom with a smartly tiled shower over a bathtub. Set to impress on the 11th floor of the boutique Yarra Condos building, take advantage of secure undercover parking, laundry capability with a wall-mounted dryer, a Fujitsu split-system heating and cooling unit, additional panel heating, double blinds and intercom entry. Resort-inspired facilities include a glass-roofed lap pool, spa, sauna, a fully equipped gym, and a sunny BBQ terrace. Inspect to be impressed! Outgoings: Council Rates: \$250.00 per quarter approx. Water Rates: \$165.00 per quarter approx. Owners Corporation Fees: \$1,600.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.