

**12/392 Little Collins Street, Melbourne, Vic 3000**

**Apartment For Sale**

Friday, 1 March 2024

12/392 Little Collins Street, Melbourne, Vic 3000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



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**\$360,000 - \$375,000**

An elegant showcase of space, style and soaring ceilings, this loft-style 1 bedroom apartment delivers as an affordable market entry and a winning investment with outstanding short-stay accommodation potential. Set in a vibrant city pocket, head downstairs from your fourth floor retreat and explore a neighbourhood that puts the central in CBD! Simply stroll to Hardware Lane alfresco dining, free city trams, Flinders Street trains, universities, Emporium shopping, Bourke Street Mall and the financial precinct. Beyond a heritage facade (Fairfax House, circa 1883) and an inviting hallway entrance, discover spacious open-plan living and dining, framed by a full-height pair of original and openable sash windows attracting natural light. A sparkling kitchen features a breakfast bar, Blanco appliances, granite detailing and an upgraded dishwasher. Scale a few stairs to the mezzanine level and enjoy a generously sized bedroom, serviced by a heated bathroom with a fully tiled shower area and laundry capability. Comprehensive features include a sizeable storage cavity under the mezzanine level, split-system heating and cooling, double glazing, roller blinds, rich timber flooring, recessed down-lighting, lift access and video intercom entry in a boutique building of just 31 apartments. Take advantage of an exciting option to purchase the retro-themed furniture on show including a dining table plus four stools, sofa, lounge chair, a wall-mounted television, a washing machine and dryer, Panasonic microwave, a custom-fitted Airflo fridge/freezer and so much more. Inspect with confidence! Outgoings: Council Rates: \$219.06 per quarter approx. Water Rates: \$148.53 per quarter approx. Owners Corporation Fees: \$1,315.49 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.