

**12/43 Rockley Road, South Yarra, Vic 3141**



**Apartment For Sale**

Wednesday, 13 September 2023

**12/43 Rockley Road, South Yarra, Vic 3141**

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Luke Piccolo  
0412951273



Cate Vesely  
0401018807

**\$475,000**

Solid, older style buildings that have been invested in are rare to find, and rarer still is one as well-positioned as this. With new windows and doors, the freshening up of this 70's beauty are the finishing touches to a truly unmatched opportunity in this premium (but still underestimated) location. You see not many people know about the path that runs from the top of Rockley Road down to the Yarra River - but what a fantastic local shortcut! You can start your day with a walk down the river and into the Botanic Gardens, or through Como Park for a shorter route after your coffee on your North Facing balcony. If a bit of retail therapy and lunch with friends is on the cards, then a short stroll to cosmopolitan Chapel Street is equally as convenient. And what is so good about an apartment that is North Facing? Well, for those new to Melbourne or who aren't Astronomers by trade, the sun rises in the East and sets in the West, and always on an angle tipped to the North. The living area and balcony at 12/43 Rockley Road would be the perfect place to show you just how good it is to capture so much natural light. This direct sun is great for your mood and mental health and keeps you warm in winter. The treetop views over South Yarra from the top of Rockley Hill are pretty special, but even if the outlook isn't important to you - the sunlight has to be. As one of my favourite songs reminds us, "even a blind man can tell, when he's walking in the sun." You get to also feel safe in the place you could call home, given the top floor position and security to the building. The floorplan is a good one, with a large updated kitchen, separate toilet and neat and tidy bathroom (with room for the washing machine). But what about parking? Well, how does a large garage sound? The place has been updated and well maintained, thanks to the lovely renter that is looking after it for us. She has better taste than us (we might even have to ask her to style some of our other properties). You can buy this incredible apartment and enjoy the immediate returns, or we can line something up for those looking to move in. Some apartments are worth the trip to take a look at. Given the space, light and convenience of the garage on offer here, all placed perfectly on top of Rockley Hill, this is certainly one to inspect. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.