

**1202/105 Clarendon Street, Southbank, Vic 3006**



## **Apartment For Sale**

Tuesday, 7 May 2024

1202/105 Clarendon Street, Southbank, Vic 3006

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



CW VIC Melbourne

0405523720

**350,000 - 365,000**

Live the lifestyle and love the location presented by this stylish 'Shadow Play' apartment, situated on the 15th floor and designed by renowned architects Elenberg Fraser with interiors devised by Hecker Guthrie. Masterfully created to capture views of the bay, the apartment's fluid layout is bathed in glorious natural light and offers the appeal of a living and dining zone that's accompanied by a study nook and complemented by carpet underfoot. The adjoining kitchen features the quality inclusions of stone benches/splashbacks, Smeg appliances, integrated Fisher & Paykel dish drawer dishwasher, concealed fridge plus a sleek undermount sink. Bay views are also enjoyed from the bedroom boasting built-in robes, while the bathroom presents a designer vanity, shower with rainfall effect shower head, toilet plus a discrete laundry that's concealed behind stylish cabinetry. Delivering year-round climate control, the residence benefits from ducted heating/air conditioning, while a video intercom entry and secure lift provide peace of mind protections. Fulfilling your every lifestyle desire, the apartment comes with access to the exquisite resident facilities of a heated pool, sauna and steam room, state-of-the-art gym, library and lounge plus an outdoor terrace, while a winter garden rests on level 46 along with a Cocktail bar and function rooms. Positioned to grant easy access to Melbourne's entertainment and recreation precincts, including Edwin's Cellar restaurant/café on the ground floor, Crown Entertainment Complex, South Melbourne Market, Southwarf, CBD, Yarra River and Kings Domain. Near Botanic Gardens, Albert Park Lake, beaches, Queen Victoria Market, trains plus major arterials. Note: Access for open for inspections via Clarendon St entrance.