

1300/118 Kavanagh Street, Southbank, Vic 3006

Apartment For Sale

Wednesday, 22 May 2024

1300/118 Kavanagh Street, Southbank, Vic 3006

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



Sunday Hu
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Jane Sukpanich
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\$880,000 - \$920,000

An epic showcase of family-sized Southbank style, this rejuvenated 3 bedroom, 2 bathroom apartment boasts light-filled luxury, picturesque views and a private corner position. Take a high-speed lift to the plush ground-floor foyer and stroll to Boyd Community Hub, Southbank Library, the arts precinct, Crown, riverside dining and Melbourne Square Woolworths across the road. With brand-new floorboards underfoot, wide-reaching open-plan living and dining complements a stone-finished kitchen with a waterfall-edged breakfast bar, a large pantry, a mirrored splashback and high-quality stainless-steel appliances including a new Westinghouse dishwasher. Placed on the 13th floor of the resort-inspired Epic complex, floor-to-ceiling glass slides open to a sheltered balcony with commanding views over the MCG before sweeping across the neighbourhood to the blue-water beauty of Port Phillip Bay. Sharing a similar panoramic outlook, the main bedroom boasts roomy walk-in robes and a deluxe ensuite. The remaining mirror-robed bedrooms are serviced by a fully tiled bathroom with stone detailing and laundry capacity. Freshly painted throughout, special features include secure parking, a storage cage, ducted heating and cooling, double glazing, roller blinds, and recessed down-lighting. Generating an average 8 star energy-efficiency rating, Epic is supported by video intercom entry, high-speed lifts, a 24/7 concierge and resort-style access to a heated indoor pool, a well-equipped gym and a tennis court. Inspect with confidence! Outgoings: Council Rates: \$488.07 per quarter approx. Water Rates: \$166.60 per quarter approx. Owners Corporation Fees: \$1,322.64 per quarter approx.* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.