

**1401/1 Balston Street, Southbank, Vic 3006**

**Apartment For Sale**

Monday, 22 January 2024

1401/1 Balston Street, Southbank, Vic 3006

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Sunday Hu

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## **\$849,000 - \$899,000**

An exclusive showcase of far-reaching space, breathtaking views and family-sized excellence, this stunning 3 bedroom, 2 bathroom apartment basks in natural light from a private corner setting. Head downstairs and the Southbank location is a true highlight with unrivalled convenience on your doorstep. Take an easy stroll to Southbank Library, Boyd Community Hub, South Melbourne Market, Woolworths shopping, the arts precinct, Crown and riverside dining on Southbank Promenade. Placed 14 floors high in the award-winning Southbank Central, spacious open-plan living and dining is complemented by a stone-finished kitchen boasting a waterfall-edged breakfast bar, a Fisher and Paykel dish-drawer and the high-performance of premium Miele appliances including an integrated microwave. Make a seamless connection with a sheltered balcony highlighting a spectacular aspect of the Yarra River, the neighbouring skyline and the blue-water beauty of Port Phillip Bay. The generously sized and mirror-robed bedrooms share dramatic views of the bay, while a pristine pair of luxe bathrooms are graced with floor-to-ceiling tiles and stone detailing. Special features include undercover parking, a large Euro-style laundry with storage, ducted heating and cooling, double glazing, recessed down-lighting, and roller and slimline Venetian blinds. Boasting an average 6.5 star energy-efficiency rating, Southbank Central enjoys video intercom, high-speed lifts, a welcoming 24-hour concierge, NBN connectivity, shared lounge/dining facilities, BBQ terraces and resort-style access to a 25m indoor heated pool and a fully equipped gym. Inspect with certainty! Outgoings: Council Rates: \$500.00 per quarter approx. Water Rates: \$168.00 per quarter approx. Owners Corporation Fees: \$1,500.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.