

1500/118 Kavanagh Street, Southbank, Vic 3006

Apartment For Sale

Wednesday, 24 April 2024

1500/118 Kavanagh Street, Southbank, Vic 3006

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



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\$850,000 - \$900,000

Unfolding from a private corner setting, this ultra-stylish 3 bedroom, 2 bathroom apartment combines far-reaching space, spectacular views and an unbeatable lifestyle location. Head downstairs and stroll to South Melbourne Market, Crown, South Melbourne Primary School, Boyd Community Hub, local cafes, Southbank Promenade eateries and a full-line Woolworths directly across the road. Elevated to perfection on the 15th floor of the sought-after Epic complex, the light-filled layout reveals designated space for open-plan living and dining. A stone-finished kitchen boasts a waterfall-edged breakfast bar, mirrored splashback and quality stainless-steel appliances including a Fisher and Paykel dish-drawer. Make a seamless connection with a sheltered balcony showcasing a sweeping aspect extending across Port Phillip Bay, the MCG and the treetop canopy of the Royal Botanic Gardens. All three robed bedrooms are filled with light and generous in scale, serviced by a pristine pair of fully tiled bathrooms with stone detailing, while the main bedroom is graced with roomy walk-in robes. Take full advantage of secure car parking, a storage cage, laundry capacity with a combination washer/dryer, ducted heating and cooling, double glazing, slimline Venetian and roller blinds, and recessed down-lighting. Epic residents enjoy secure intercom entry, an economical 8 star energy-efficiency rating, high-speed lifts, a 24-hour concierge, and resort-inspired use of a heated indoor pool, tennis court and a fully equipped gym. Inspect to be impressed! Outgoings: Council Rates: \$495.00 per quarter approx. Water Rates: \$170.00 per quarter approx. Owners Corporation Fees: \$1,325.00 per quarter approx.* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.