

**165/488 Swanston Street, Carlton, Vic 3053**

**Apartment For Sale**

Tuesday, 16 January 2024

165/488 Swanston Street, Carlton, Vic 3053

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



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**EOI due on 14th Feb at 5pm, \$325,000 - \$350,000**

An affordable mix of natural light, oversized alfresco space and city convenience, this impressive 2 bedroom apartment enjoys prime position on the first floor of the high-demand Arrow on Swanston complex. Head downstairs to trams on your doorstep and stroll to RMIT, Melbourne University, Carlton Gardens, a premium choice of dining options and all the attractions of the CBD. Market entrants will appreciate the value, students can walk to their classes, and astute investors can pocket the high returns (estimated \$550 per week) in a truly central location. Discover a sparkling full-sized kitchen boasting an electric cooktop, a breakfast bar and ample storage space with everything at your fingertips. Freshly painted throughout, roomy open-plan living and dining makes a seamless connection with a large undercover terrace running the full width of the apartment. Perched over iconic Swanston Street from a commanding position, entertaining will be a dream in this apartment! Both sizeable bedrooms are serviced by mirrored built-in robes and a gleaming bathroom featuring a walk-in shower and mirrored cabinetry. Offered for sale with an option to purchase a fridge/freezer plus a microwave, hit the ground running and take full advantage of split-system heating and cooling, a tiled entrance, slimline Venetian blinds, intercom entry, lift access, a shared laundry area, an onsite manager and resort-style use of a heated swimming pool, sauna and a fully equipped gym. Nest or invest, welcome to the best! Outgoings: Council Rates: \$161.00 per quarter approx. Water Rates: \$150.00 per quarter approx. Owners Corporation Fees: \$760.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.