

# 1711/118 Kavanagh Street, Southbank, Vic 3006

## Sold Apartment

Friday, 18 August 2023

1711/118 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Anneliese Taubitz  
0396978888

**\$360,000**

Excellent condition! Expecting over 6% gross rental yield. A spectacular showcase of unrivalled quality, resort-style excellence and a central Southbank lifestyle without peer, this stunning 1 bedroom apartment is a northeast-facing sensation in the luxury-led Epic building. Head to the ground floor and take an easy stroll to Melbourne Square Woolworths, Boyd Park, South Melbourne Market, the Arts Precinct, Boyd Community Hub and Library, Crown and riverside dining on Southbank Promenade. Surprisingly spacious open-plan living and dining pivots a stone-topped kitchen boasting an integrated microwave and a Fisher and Paykel dish-drawer. Sensationally set on the 17th floor, enjoy a covered balcony with a panoramic skyline outlook sweeping across the neighbourhood with striking views of the MCG and the Dandenong Ranges. The large, bright and mirror-robed bedroom shares the picturesque aspect, serviced by a fully tiled bathroom with stone detailing. Take advantage of ducted heating and cooling, double glazing, laundry capability, a study nook, recessed down-lighting and slimline Venetian blinds. Generating an average 8 Star energy-efficiency rating, Epic residents enjoy video intercom, NBN internet, high-speed lifts, a 24-hour concierge and exclusive resort-inspired access to a heated indoor pool, a fully equipped gym and a tennis court. This one is tailor-made for an affordable market entrance or a rewarding high-return investment. Inspect with certainty! Outgoings: Council Rates: \$230.00 per quarter approx. Water Rates: \$165.00 per quarter approx. Owners Corporation Fees: \$900.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.