

172/38 Kavanagh Street, Southbank, Vic 3006

Apartment For Sale

Tuesday, 20 February 2024

172/38 Kavanagh Street, Southbank, Vic 3006

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Jane Sukpanich
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EOI due on 14th March at 5PM, \$410,000 - \$450,000

Immerse yourself in captivating parkland views from this spectacular 1 bedroom apartment stretching out in the favoured all-day warmth of northern sunlight. The breathtaking panorama on display is only one part of the picture with the best of Southbank and the CBD ready to explore from your doorstep. Take an easy stroll to the Royal Botanic Gardens, the arts precinct, Crown, Melbourne Square Woolworths, Southgate shopping, riverside restaurants, Federation Square and Flinders Street trains. This is truly living! Wide-reaching open-plan living and dining is complemented by a dual-sided kitchen boasting quality stainless-steel appliances including a full-sized DeLonghi dishwasher. This slick workspace is further enhanced by a brand-new cooktop and rangehood. Securely situated on the 17th floor of the highly sought-after Yarra Condos complex, step outside to a sheltered balcony and get up close and personal with a panoramic northeastern aspect sweeping over Royal Botanic Gardens greenery, the Dandenong Ranges and all the stadiums of the sporting precinct including the MCG. Sharing a similar outlook, the generously sized and mirror-robed bedroom is serviced by a gleaming bathroom with a shower over a bathtub, mirrored cabinetry and laundry capability including a Samsung washing machine plus a wall-mounted dryer. Freshly painted with near-new floorboards and roller blinds, take full advantage of secure parking, an over-the-bonnet storage cage, split-system heating and cooling, intercom and resort-inspired use of a heated pool, a fully equipped gym and a BBQ terrace. This sunlit sanctuary is the perfect match for owner-occupiers, astute investors and those looking for a central town base. Inspect with confidence! Outgoings: Council Rates: \$225.00 per quarter approx. Water Rates: \$167.00 per quarter approx. Owners Corporation Fees: \$1,115.00 per quarter approx.* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.