

**172/88 Southbank Boulevard, Southbank, Vic 3006**



**Sold Apartment**

Wednesday, 23 August 2023

172/88 Southbank Boulevard, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$617,000**

Superbly placed in a commanding corner setting, this captivating 2 bedroom apartment enjoys the all-day warmth of northern sunlight complemented by picturesque views sweeping over the city and beyond. Venture downstairs and walk to Crown, riverfront restaurants, the CBD, the lively Arts Precinct, Melbourne Square Woolworths and a wonderful playground and linear park on your doorstep. Framed by floor-to-ceiling glass on the 17th floor, enjoy wide-reaching open-plan living and dining in harmony with a sparkling kitchen showcasing a breakfast bar, updated storage capability and stainless-steel appliances including a full-sized dishwasher. Make a seamless connection with a northeast-facing balcony enjoying panoramic neighbourhood views stretching across the skyline and touching down on the city, the MCG, the Royal Botanic Gardens and the mountainous beauty of the Dandenong Ranges. This private sanctuary will take care of all your alfresco living, dining and entertaining needs. Both bedrooms are substantial in size, naturally lit and extensively mirror robed, serviced by a gleaming bathroom featuring a shower over a bathtub and laundry capacity with a dryer. Freshly painted with new floorboards underfoot, take advantage of undercover parking, split-system heating and cooling, roller blinds and additional slimline Venetian blinds in the bedrooms. The Southbank Condos building is well appointed with video intercom entry and exclusive resort-inspired access to an indoor pool, spa, sauna, a fully equipped gym, tennis court and a BBQ terrace. Astute buyers will need to act decisively! Outgoings: Council Rates: \$380.00 per quarter approx. Water Rates: \$175.00 per quarter approx. Owners Corporation Fees: \$1,379.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.