

**1737/474 Flinders Street, Melbourne, Vic 3000**



**Apartment For Sale**

Friday, 1 March 2024

1737/474 Flinders Street, Melbourne, Vic 3000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Adriano Persichetti  
0396337111



Matthew Gilbee  
0402928466

**\$360,000 - \$395,000**

**\*\*1ST OPEN THIS SATURDAY 2ND MARCH AT 9:45AM\*\*\*\*AS A CONDITION OF ENTRY, ALL PERSONS WANTING TO INSPECT MUST PROVIDE NAME, TELEPHONE NUMBER AND EMAIL ADDRESS\*\***The perfect city pad, a top floor apartment that elevates your perspective and heightens your sense of style, quite literally! Entirely secure and recently refreshed with evident modern flair, the spaces suggest exceptional success as your own city lifestyle address, as an investment or as an opportunity to capitalize on the constant demand for short stay/Airbnb accommodation. A Highlander Lane entrance and elegant foyer precede inviting 17th floor dimensions featuring fresh timber flooring and pristine new paintwork. Northern light adds a huge natural advantage to a superb over-sized living area accompanied by a generous dining zone and a kitchen that conveys the enduring quality of its integrated appliances. The double bedroom, which enjoys its own abundant northern light, is complemented by sensational city views, a walk-in robe and a stylishly updated separate bathroom. Southbank restaurants, the Yarra River, Flinders Lane cafes, Spencer Street station, tram routes and the vibrant life of the CBD surround you - enjoy! (PLEASE NOTE - Property known as unit 38, 474 Flinders Street, Melbourne on title and plan of sub-division)My Agent Real Estate, a boutique agency offering a high level of service and innovative Real Estate practices to our clients right across Melbourne. Please visit our web site [www.myagentre.com.au](http://www.myagentre.com.au) where you can see all our listings and apply for our properties on line. Please see the below link for an up-to-date copy of the Due Diligence Check List:  
<http://www.consumer.vic.gov.au/duediligencechecklist>DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. less