

**18/361 Royal Parade, Parkville, Vic 3052**



**Apartment For Sale**

Tuesday, 2 April 2024

18/361 Royal Parade, Parkville, Vic 3052

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Matthew Layburn  
0431011376



Chris Vitsent  
0400087069

**\$460,000 - \$500,000**

Expressions of Interest Closing Wed 24th Apr at 12pmNestled within a charming 1930s Art Deco building, this upstairs apartment located at the quiet rear of the block offers an exciting opportunity in the heart of Parkville. Its prime location on Royal Parade between both Royal Park and Princes Park is just two kilometres from the city, providing unparalleled access to the essence of inner Melbourne living. Step inside to discover a welcoming light-filled interior adorned with a generously sized bedroom featuring built-in robes and a picturesque leafy outlook over the building's private courtyard. The updated central bathroom boasts modern amenities including a walk-in shower and convenient laundry facilities. Seamlessly connected, the versatile open-plan living/meals area flows into a kitchen adorned with a breakfast bar, electric oven and views to Royal Park. Noteworthy features such as high ceilings, original period windows, plentiful storage and dual panel heaters ensure both comfort and convenience. With the added advantage of undercover off-street parking accessed via Mile Lane and shared external laundry facilities, this gorgeous location finds you surrounded by the greenery of local parkland and the inner city at your door. Tram stops are metres away and it's a quick walk to Royal Park Train Station. Stroll to Royal Park Golf Course, Sydney Road Brunswick, Barkly Square shopping centre, Melbourne University, the Hospital Precinct, Lygon Street and more.