

**20/63 Alexandra Avenue, South Yarra, Vic 3141**



**Apartment For Sale**

Friday, 2 February 2024

20/63 Alexandra Avenue, South Yarra, Vic 3141

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Bryan Moldon  
0468880333



Grant Wallace  
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**\$410,000 - \$450,000**

Perched high within esteemed 'Stratton Heights', an iconic Howard Lawson creation, this magnificent apartment offers captivating treetop vistas and enjoys an incredible position directly opposite the Yarra River. With easy access to all the area has on offer including cycling and walking trails, Melbourne's sports and entertainment precinct, Royal Botanic Gardens, Lawson Grove Shop plus an array of cafes, restaurants and shops with public transport nearby, this charismatic Art Deco abode holds a sought-after prime position. Light-filled rooms, leafy outlooks and timeless period appeal combine with a thoughtful floorplan comprising a spacious lounge/dining with split system opening to the balcony capturing glimpses of the Yarra River, neat kitchen with servery to the lounge, king-size bedroom (BIRs) with stunning feature curved wall of windows drawing in the greenery outside plus bathroom with bath. Breath-taking city skyline views are enjoyed by residents from the shared, vast rooftop patio of this boutique complex while lush gardens and security entrance with access points via Alexandra Avenue and Davidson Street bolster the status of this apartment as a fabulous inner city base.