

# 204/493-499 Victoria Street, West Melbourne, Vic 3003



## Apartment For Sale

Wednesday, 17 April 2024

204/493-499 Victoria Street, West Melbourne, Vic 3003

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Corey Hayter  
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**\$398,000 - \$428,000**

An instantly inviting celebration of city-edge living, this affordable 1 bedroom apartment offers true value for market entrants and the promise of high returns for investors. Moments from the CBD, simply stroll to Queen Victoria Market, Errol Street shopping, the hospitals and university precinct, North Melbourne trains and multiple bus and tram routes. Owning a second-floor setting in a low-rise complex, spacious open-plan living and dining is underscored by a stone-finished kitchen featuring an island bench for entertaining, a tiled splashback and stainless-steel Blanco appliances including a full-sized dishwasher. A nearby study zone comes complete with a built-in workstation. Slide open full-height glass and relax on an undercover full-width balcony with expansive views over the neighbourhood including the towering Melbourne Wheel. A large bedroom is serviced by mirrored built-in robes and a deluxe bathroom with stone detailing and a shower over a bathtub. Take full advantage of secure parking, an over-the-bonnet storage unit, laundry capacity, split-system heating and cooling, double roller blinds, rich floorboards, recessed down-lighting, intercom and lift access. Inspect today! Outgoings: Council Rates: \$223.93 per quarter approx. Water Rates: \$148.53 per quarter approx. Owners Corp Fees: \$661.01 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.