

**209/88 Kavanagh Street, Southbank, Vic 3006**

**Sold Apartment**

Sunday, 20 August 2023

209/88 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$450,000**

An inviting illustration of Southbank elegance, this superbly spacious 1 bedroom apartment stands out in style with sunlit sophistication. Positioned to perfection with breathtaking balcony views of Port Phillip Bay, venture downstairs and the best of Melbourne is ready to explore from your doorstep. Walk to Crown entertainment, the lively Arts Precinct, Southbank Library, riverside restaurants, fresh South Melbourne Market produce and Melbourne Square Woolworths across the road. Set on the 20th floor of the popular Sentinel building, a wide-reaching open-plan living and dining zone is complemented by a sleek kitchen with a granite-topped breakfast bar and stainless-steel appliances including an updated Asko dishwasher. Floor-to-ceiling glass slides open to reveal a sheltered balcony with views sweeping over the neighbourhood skyline before resting on the blue-water beauty of Port Phillip Bay. A sizeable and sun-drenched bedroom shares in the spectacular outlook, serviced by mirrored built-in robes and a fully tiled bathroom boasting a marble-topped vanity, a sparkling shower, and laundry capability including a dryer. Well maintained and presented, take full advantage of brand-new, lightly toned floorboards, and smart storage solutions in both the living space and the bathroom. Special features include secure parking, split-system heating and cooling, slimline Venetian blinds, video intercom entry, a concierge and resort-inspired access to an indoor swimming pool, tennis court, a fully equipped gym and a BBQ terrace for entertaining on scale. This immaculate retreat fits the bill for first home owners, astute investors and out-of-towners looking for a central base. Place this one on the top of your list! Outgoings: Council Rates: \$246.00 per quarter approx. Water Rates: \$165.00 per quarter approx. Owners Corporation Fees: \$975.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.