

2206/118 Kavanagh Street, Southbank, Vic 3006

Apartment For Sale

Friday, 19 April 2024

2206/118 Kavanagh Street, Southbank, Vic 3006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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\$630,000 - \$660,000

A stylish mix of seamless flow, a light-filled layout and a commanding corner position, this impeccable 2 bedroom, 2 bathroom apartment features spectacular water views 22 floors high in the popular Epic complex. Facing Melbourne Square Woolworths, this is a lifestyle location with unmatched convenience. Stroll to the arts precinct, Boyd Community Hub, Southbank Library, South Melbourne Market, Crown and riverside restaurants all the way through to the CBD. Discover the spacious and air-conditioned comfort of open-plan living and dining, underpinned by a stone-finished kitchen with quality stainless-steel appliances including a microwave and a Fisher and Paykel dish-drawer. Hemmed by panels of floor-to-ceiling glass, make a seamless connection with a large sheltered balcony highlighting breathtaking views over Port Phillip Bay, the Yarra River and the neighbourhood skyline. Sharing a similar outlook, both sizeable and sunlit bedrooms feature mirrored built-in robes, serviced by a perfect pair of fully tiled bathrooms with stone-topped vanities. All this space is enriched by a sizeable study zone graced with an integrated workstation, ideal for working from home. Comprehensive features include secure car parking, laundry capability with a washing machine and dryer, ducted heating and cooling, double glazing and video intercom entry. Additional appeal is provided by a helpful 24-hour concierge and premium resort-style access to a heated indoor pool, fully equipped gym and a tennis court. Outgoings: Council Rates: \$304.00 per quarter approx. Water Rates: \$170.00 per quarter approx. Owners Corporation Fees: \$1,140.00 per quarter approx.* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.