

**2306/26 Southgate Avenue, Southbank, Vic 3006**



**Apartment For Sale**

Friday, 3 May 2024

2306/26 Southgate Avenue, Southbank, Vic 3006

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$2,500,000 - \$2,700,000**

Unfolding with style, refinement and family-sized elegance, this breathtaking 3 bedroom, 2 bathroom, 3 balcony apartment stretches out over 164m<sup>2</sup> (approx.) with uninterrupted river and city views on full display. Professionals, investors, families and those searching for lock-and-leave security will appreciate the unprecedented value in an exclusive riverside neighbourhood. Privately set 23 floors high in the tightly held Quay West complex, the spectacular amount of open house-like scale shines throughout designated areas for air-conditioned living and dining. A granite-finished kitchen showcases relaxed dining, access to a balcony with a blissful city backdrop, and the full integration of high-quality Smeg and Miele appliances including a dishwasher. Step outside on a choice of balconies from the living space and immerse yourself in a picturesque panorama sweeping over the Yarra River, the towering city skyline, Federation Square, St Paul's Cathedral and iconic Flinders Street Railway Station. Attracting the all-day warmth of northern light, entertain family and friends in a tranquil position of pure prestige. Zoned to perfection, all generously sized bedrooms are extensively mirror-robed with the palatial main enjoying a mirrored dressing area, balcony access and a twin-vanity marble ensuite boasting a luxe spa bath and a separate shower with rainfall and hand-held fittings. Attention-to-detail is exemplary with special appointments ensuring comfort levels are at an absolute premium throughout the entire layout. Take advantage of secure side-by-side parking for two cars, a fully tiled primary bathroom, large laundry, ducted heating/cooling in every room, sheer and textured day/night curtains, double roller blinds, recessed down-lighting, exquisite feature lighting and a keyless door lock for additional security. Prestigious Quay West comes complete with video intercom entry, a welcoming foyer, 24-hour concierge and resort-inspired facilities including an indoor pool, spa and fully fitted gym. Venture downstairs and the best of Melbourne is ready to explore. Walk to riverfront restaurants, Crown, the NGV, Southgate shopping, fitness tracks lining the Yarra, the wide open greenery of Alexandra Gardens, Flinders Street trains, free city trams and all the key attractions of the CBD. Catering for every stage of family life, come home to luxury every day. Inspect to be inspired! Outgoings: Council Rates: \$900.00 per quarter approx. Water Rates: \$191.00 per quarter approx. Owners Corporation Fees: \$5,629.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.