

**2503/180 City Road, Southbank, Vic 3006**

**Apartment For Sale**

Wednesday, 12 June 2024

2503/180 City Road, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jane Sukpanich  
0396978888

**\$495,000 - \$535,000**

A versatile illustration of sunlit style, this immaculate 2 bedroom apartment is a perfect match for market entrants, astute investors and out-of-towners searching for a central base. Superbly presented on the 25th floor of award-winning SouthbankONE, take full advantage of a flexible floorplan with an opportunity to customise and align with your vision. The convenience speaks for itself within walking distance of the CBD, Crown, riverside restaurants, the Arts Precinct, a FoodWorks supermarket next door and the dual-level Melbourne Square Woolworths around the corner. Everything about this home feels right from the light-filled interiors to the quality finishes. Buyers looking for a dedicated and professional space to work from home could effortlessly repurpose the second bedroom. This functional space already benefits from custom-fitted cabinetry and a wall-to-wall desk built for two. Always free-flowing, roomy open-plan living and dining is underpinned by a sleek stone-topped kitchen with a waterfall-edged breakfast bar, an integrated Fisher and Paykel fridge/freezer and high-end Miele appliances including a full-sized dishwasher. Floor-to-ceiling glass slides open to a private east-facing balcony with stunning vistas sweeping across the neighbourhood skyline before revealing a magical blue-water glimpse of Port Phillip Bay. A window-walled main bedroom shares a similar spectacular aspect, serviced by oversized mirrored built-in robes and a fully tiled bathroom boasting a shower over bath and a stone-detailed vanity. Additional features include a concealed laundry with a Bosch washing machine and a Fisher and Paykel dryer, secure parking, ducted heating/cooling, double glazing, roller blinds, recessed down-lighting, floating timber cabinetry in the living space and intercom entry. Premium resort-style facilities include an indoor pool, fully fitted gym, a BBQ terrace and a welcoming concierge service. Inspect with confidence! Outgoings: Council Rates: \$265.00 per quarter approx. Water Rates: \$170.00 per quarter approx. Owners Corporation Fees: \$1,115.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.\* These photos are indicative only\* Please note that the carpet has been removed & been replaced with timber floors