

**2602/220 Spencer Street, Melbourne, Vic 3000**

**Apartment For Sale**

Wednesday, 8 May 2024

2602/220 Spencer Street, Melbourne, Vic 3000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**EOI due on 28th May at 5pm, \$600,000 - \$650,000**

An inviting mix of style, security and north-facing space, this impeccable 2 bedroom, 2 bathroom, 2 balcony corner apartment offers luxury living with unmatched alfresco indulgence. Head downstairs and explore a lively neighbourhood so close to Southern Cross trains, free city trams, Flagstaff Gardens, Queen Victoria Market, Marvel Stadium, and the SkyBus service to the airport. Enjoy the air-conditioned joys of roomy open-plan living and dining underpinned by a stone-topped kitchen boasting ample pantry space, a tiled splashback and stainless-steel appliances including a dishwasher and an easy-clean electric cooktop. Owning a commanding placement on the 26th floor of the Hudson wing in the Upper West Side complex, floor-to-ceiling glass slides open to a supersized north-facing balcony showcasing panoramic views as far as the eye can see with a tantalising glimpse of Victoria Harbour. Outdoor entertaining will be your default position with all this space at your disposal. The perfect pair of generously sized and robed bedrooms are naturally lit, serviced by smartly tiled bathrooms featuring mirrored cabinetry, while the second bedroom is graced with a private balcony. Offering an option to purchase the stylish furniture on display, additional features include secure parking, a Euro-style laundry, a handy study nook, new paint and carpet, split-system heating and cooling, double glazing, roller blinds and recessed down-lighting. Take full advantage of intercom entry, a concierge service and resort-style use of a showpiece pool, fully equipped gym, shared lounge, BBQ terraces and a rock climbing wall. Act quickly as this sunlit sensation will be popular. Outgoings: Council Rates: \$307.00 per quarter approx. Water Rates: \$175.00 per quarter approx. Owners Corporation Fees: \$1,462.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.