

**2906/601 Little Lonsdale Street, Melbourne, Vic  
3000**

**Apartment For Sale**

Friday, 29 March 2024

2906/601 Little Lonsdale Street, Melbourne, Vic 3000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Jen Lin Lau  
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Calvin Zhu  
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**\$410,000 - \$450,000**

A stylish city offering, this impressive 1 bedroom (plus study) apartment maximises space, attracts natural light and enhances striking city views. The central location ensures widespread appeal for owner-occupiers and investors. Simply stroll to universities, lively laneway bars and cafes, supermarket shopping, Southern Cross and Flagstaff trains, free city trams, SkyBus, Marvel Stadium, Queen Victoria Market and Flagstaff Gardens greenery. This is truly living! Wide-reaching open-plan living and dining is underscored by an L-shaped kitchen showcasing stone benchtops, a Fisher and Paykel dish-drawer, soft-closing cabinetry, a mirrored splashback and a selection of premium Miele appliances including an integrated gas cooktop and microwave. A full-sized study with a large built-in desk will add a professional dimension to your work day. Capturing the morning warmth of eastern sunlight, a roomy full-width balcony will be a dream for alfresco entertaining with breathtaking views sweeping over the towering city skyline, Flagstaff Gardens and the dramatic beauty of the Macedon Ranges. The light-filled and generously sized bedroom takes a share of the sensational outlook, serviced by mirrored built-in robes and a sleek dual-access bathroom with a stone-topped vanity and floor-to-ceiling tiles. Serenely situated on the 29th floor of the sought-after Australis building, comprehensive features include a Euro-style laundry with a washing machine and dryer, ducted heating and cooling, double glazing, recessed down-lighting, and roller and slimline Venetian blinds. The complex comes complete with intercom entry, NBN readiness, high-speed lifts, a 24/7 concierge and resort-grade access to a heated indoor pool and a fully equipped gym. Inspect with certainty! Outgoings: Council Rates: \$236.06 per quarter approx. Water Rates: \$170.00 per quarter approx. Owners Corporation Fees: \$802.90 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.