

**3/2 Nottingham Street, Kensington, Vic 3031**

**Nelson Alexander**

**Sold Apartment**

Saturday, 23 December 2023

3/2 Nottingham Street, Kensington, Vic 3031

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Josh Kalender  
0481712558



Jayson Watts  
0415940227

**\$315,000**

Boutique style in a perfect position An ideal choice for inner-city professionals and blue-ribbon investors alike, this first-floor apartment (1 of only 7) is set to impress with its efficient design, quality fit-out and secure surrounds - all with the best of Kensington and Flemington at your fingertips. Bathed in natural light, the impeccable interior comprises a double bedroom with full-width mirrored robes complemented by a stylish ensuite bathroom. Add to this an open living/meals area accompanied by a stone-bench kitchen complete with tiled splashbacks, stainless-steel cooking appliances and dishwasher. Other stand-outs include a fully-undercover balcony (double sliding doors from the living area), as well as split-system heating/cooling, solid hardwood floors, double-glazed windows and European laundry with trough. Rounding out this terrific lifestyle/investment package is a secure foyer with intercom and remote-control garage parking space, plus a residents' terrace with sweeping city skyline views. Racecourse Road trams, cafes, bars and restaurants around the corner, it's also close to a choice of train stations (Newmarket, Macaulay and Kensington), local shops and supermarkets, as well as easy access to the Moonee Ponds Creek Trail and Citylink.