

# 3/499 Spencer Street, West Melbourne, Vic 3003

## Townhouse For Sale

Sunday, 17 December 2023

3/499 Spencer Street, West Melbourne, Vic 3003

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Mark Verrocchi  
0413135935



Bella Cortese  
0433152636

### **Forthcoming Auction \$690,000 - \$750,000**

Discretely nestled within a boutique block, this comfortable tri-level residence ticks all the right boxes for modern inner-city living, surrounded by quintessential Melbourne attractions: Queen Victoria Market, Flagstaff Gardens, and popular Docklands precinct. Bathed with natural light and immediately homely, discover a contemporary open plan kitchen/living/dining with timber flooring, opening directly onto a cosy entertainers' balcony. Upstairs reveals two carpeted bedrooms (one with built in robes) serviced by a central main bathroom. Add to this, split system heating and cooling, separate powder room, lower-level laundry, secure intercom entry plus secure off-street parking for one car. Lifestyle lovers, first home buyers and savvy investors will quickly recognise the impressive location to match, a short stroll to the QVM precinct, Flagstaff Gardens, Universities, Docklands, public transport plus Errol's street's vibrant cafe, comedy and entertainment scene. Sure to impress and not to be missed!