

**301/40 Stanley Street, Collingwood, Vic 3066**

**Nelson Alexander**

**Apartment For Sale**

Thursday, 22 February 2024

301/40 Stanley Street, Collingwood, Vic 3066

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Sonya Laferla  
0419230985



Luke Chisholm  
0439392887

## **Private Sale \$585,000**

Presenting an excellent opportunity for individuals seeking a convenient urban lifestyle with easy access to amenities and entertainment options, while also offering the comfort and security of modern living arrangements. This two-bedroom apartment blends premium craftsmanship with generous space and an abundance of natural light, situated in the vibrant area of Smith Street, providing easy access to a variety of eateries, boutique shops, and lively bars. - Spacious open-plan layout seamlessly connects the living and dining areas to the stone kitchen, which offers ample storage space and modern appliances.- Two well-sized bedrooms equipped with built-in robes are serviced by the stylish central bathroom including European laundry setup, maximizing space efficiency within the apartment.- Sizable private terrace, complemented by access to a communal rooftop terrace, plus two off-street parking spaces and storage cage for added convenience. - Other notable features include reverse cycle heating and cooling, newly installed carpets, timber floors, communal bike storage, and a secure foyer ensuring peace of mind for residents.- Enjoy the vibrant offerings of Smith Street right at your doorstep, with convenient access to trams, Fitzroy Gardens, and the CBD just a short distance away.