

**3011/601 Little Lonsdale Street, Melbourne, Vic
3000**

Apartment For Sale

Tuesday, 6 February 2024

3011/601 Little Lonsdale Street, Melbourne, Vic 3000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Jenny Huo
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Jen Lin Lau
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\$590,000 - \$639,000

Placed to perfection on the 30th floor of the design-driven Australis complex, this impeccable 2 bedroom, 2 bathroom apartment matches luxury and quality with stylish comfort in an exclusive CBD neighbourhood. Take a short stroll to Flagstaff Gardens, supermarket shopping, the legal precinct, free city trams, Southern Cross trains and all the fresh produce of Queen Victoria Market. Everything you need is ready to access from your doorstep! A stone-topped kitchen features a Fisher and Paykel dish-drawer, soft-closing cabinetry, a mirrored splashback and high-end Miele appliances including an integrated microwave. Wide-reaching open-plan living and dining connects with floor-to-ceiling sliding glass and reveals a sheltered balcony, ideal for alfresco entertaining. Both bedrooms are substantially robed and generously sized, superbly serviced by a perfect pair of fully tiled bathrooms with stone detailing. Comprehensive features include secure parking, a concealed laundry with a washing machine and dryer, plenty of room for a study nook in the living space, a hallway entrance, ducted heating and cooling, double glazing, recessed down-lighting and slimline Venetian and roller blinds. Well-maintained Australis is graced with NBN readiness, intercom, high-speed lifts, concierge and resort-style access to a heated indoor pool and fully fitted gym. An inspection will be rewarded! Outgoings: Council Rates: \$396.00 per quarter approx. Water Rates: \$165.00 per quarter approx. Owners Corporation Fees: \$976.00 per quarter approx.* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.