

**306/145 Roden Street, West Melbourne, Vic 3003**



**Sold Apartment**

Wednesday, 4 October 2023

306/145 Roden Street, West Melbourne, Vic 3003

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$483,000**

A stylish illustration of soaring city views, this stunning 2 bedroom apartment stretches out in a commanding corner setting on the very edge of the city. Confident investors will set and forget this high-return portfolio performer, while market entrants and busy professionals will purchase with complete certainty in a sensational setting of CBD convenience. Simply stroll to lively Errol Street cafes, the open spaces of Flagstaff Gardens, the hospital and university precincts, and the fresh produce of Queen Victoria Market. Privately placed on the third floor of the design-driven Tivoli complex, discover a very real sense of sunlit depth, courtesy of floor-to-ceiling glass framing the air-conditioned comfort of spacious open-plan living and dining. A streamlined kitchen is graced with sleek stone finishes, a concealed fridge space, soft-closing cabinetry, a high-end Fisher and Paykel dish-drawer and the full integration of premium Smeg appliances. Placing a premium on privacy, step outside to a commanding balcony highlighting an uninterrupted aspect of the city, just as spectacular day or night. Substantial in size, newly carpeted and filled with light, the robed bedrooms are serviced by a smartly tiled bathroom boasting mirrored cabinetry and a stone-topped vanity. Comprehensive features include secure undercover parking, a storage cage, Euro-style laundry, split-system heating and cooling, double glazing, roller blinds and recessed down-lighting. This radiant retreat is further enhanced by lift access, video intercom entry and no metered parking in front of the building. Come home to luxury every day! Outgoings: Council Rates: \$285.00 per quarter approx. Water Rates: \$160.00 per quarter approx. Owners Corporation Fees: \$762.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.