

**306/9 Degraves Street, Melbourne, Vic 3000**



**Apartment For Sale**

Wednesday, 12 June 2024

306/9 Degraves Street, Melbourne, Vic 3000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 82 m2**

**Type: Apartment**



Nicolas Tate  
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**\$760,000 - \$820,000**

An exciting opportunity for occupiers and investors alike. This smart 2-bedroom apartment (loft style) on Degraives Street with high ceilings ticks all the boxes when it comes to living or investing. Features include:- Spacious open plan living dining area with functional layout- Smart layout with two good-sized bedrooms with robes- Ample storage throughout- Fully Furnished - Air conditioning- Modern bathroom and kitchen both in fantastic condition- Secure swipe access basement carpark Located on one of Melbourne's most iconic laneways Degraives Street, cafes, theatres and shopping precincts are a perfect match for those living in the city. Alternatively, this location is extremely popular for both long term tenants in the CBD. Unbeatable Location: funkiest cafes, shop and restaurants along Flinders Lane and Degraives Street, iconic buildings such as Federation Square, Flinders Street Station, the famous Yarra River, Botanic Gardens, and the Art Centre precinct and so much more. Everything Melbourne has to offer right on your very own door step. Call or email Nicolas for an inspection on 0417 581 823, [nicolas@homeat.com.au](mailto:nicolas@homeat.com.au)