

**307/102 Wells Street, Southbank, Vic 3006**



**Apartment For Sale**

Monday, 22 April 2024

307/102 Wells Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 107 m2**

**Type: Apartment**



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**\$720,000 to \$790,000**

• Stunning, renovated 2-bedroom property in a tightly-held complex • Total size approx. 107m<sup>2</sup> • Ducted heating and cooling throughout • Expansive open-plan living/dining zone with floorboards • Wraparound kitchen with an abundance of bench space and storage • Oversized master retreat with walk-through robes and private ensuite access • Queen-sized second bedroom featuring built-in robes and access to a large central bathroom with a bathtub • Resident access to an outdoor pool, well-equipped gym, BBQ terrace & tennis courts • Secure car park on title (not stacker parking) • Resident parking permit available (apply directly to the City of Melbourne) • Available with vacant possession

We've adored calling this beautiful apartment home. Surrounded by lush greenery, it feels like living in a treehouse, yet with the city's vibrant energy just minutes away. The space is phenomenal, with house-like proportions, a layout that flows seamlessly, and a massive kitchen with abundant storage - a dream come true! With complete privacy - you can't even see the apartment from the road - and with only one balcony neighbor, you'll revel in the feeling of spaciousness. In summer, watch cockatoos frolic amongst the huge conifers out back with an Aperol spritz- it's simply stunning. This unique, low-rise Southbank complex exudes a genuine sense of community. The recent Easter egg hunt for the neighborhood children, organized on the grounds, was so heartwarming! We've been here 10 years, surrounded by lovely, long-time residents. The beautiful grounds, particularly the wisteria-draped pergola in spring, are something special. They truly don't make apartments like this anymore. Plus, the pool, gym, and tennis court are all fantastic amenities. Living in the heart of the arts precinct is a privilege. The Malthouse across the road is buzzing during the Comedy Festival, and Shakespeare Under the Stars on a warm summer evening in the Botanical Gardens is simply magical. Head to the Shrine for fireworks on New Year's Eve. Gordon's Espresso is a 5-minute stroll and does the best smashed avo and coffee, or head to The Story so Far for the most delicious croissants on a Sunday morning. Explore walking tracks along the Tan, wander around Albert Park Lake, or head to Port Melbourne beach. And if you're foodies like us, you'll love the South Melbourne Market (don't miss the weekend wine tastings at Le Pont or Princes Wine Store!) and the incredible city restaurants within a short walk. This apartment has been an incredible home for us as young professionals and a growing family (there's an amazing daycare just 2 minutes away!). We cherish our time here and hope it becomes a special place where another couple or family can build their own beautiful lifestyle.