

**31/1 St David Street, Fitzroy, Vic 3065**

**Nelson Alexander**

**Apartment For Sale**

Thursday, 30 May 2024

31/1 St David Street, Fitzroy, Vic 3065

**Bedrooms: 2**

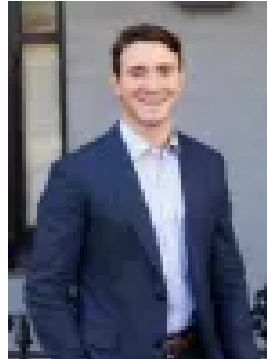
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Charlie Barham  
0400507688



Angus McPherson  
0404624202

## **Private Sale \$695,000**

Enviably positioned in popular 'The Max' building and surrounded by some of Melbourne's best eateries and boutique shopping, this larger than most apartment has been lovingly enhanced by the same owner of over 20 years to maximise space, light, and endless lifestyle appeal. A carefully considered floorplan and welcoming proportions is highlighted across the home's two generous bedrooms with custom built-in robes and a stylish bathroom with integrated laundry. A house-sized kitchen with premium appliances and plenty of cabinetry adjoins the expansive living zone, where light streams in via floor-to-ceiling sliding doors opening onto a wide entertainers' balcony including established bay trees within bespoke garden planters and glimpses of the city skyline. Exposed concrete flooring and soaring ceilings complement the interiors which include dimmer lighting, quality privacy blinds, split system air-conditioning/wall panel heating, video security entrance plus a conveniently positioned underground car space. Terrifically positioned in the epicentre of eclectic shopping, gourmet dining, and entertainment options: popular Brunswick, Smith & Gertrude Streets are all just footsteps away, plus parklands, schools, hospital precinct, Universities, and plenty of city-bound transport all within easy reach. This premium residence will appeal from both owner-occupier and investment perspectives with no compromise on quality interiors, space, or location - simply move in and enjoy!