

**310/441 Lonsdale Street, Melbourne, Vic 3000**

**Nelson Alexander**

**Sold Apartment**

Monday, 28 August 2023

310/441 Lonsdale Street, Melbourne, Vic 3000

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Sally Chase

0423025121

**\$310,000**

Set well back from the street in a distinctive low-rise heritage building, this third-floor apartment is a perfect choice for astute investors, professionals and out-of-towners alike with its adaptable design, secure surrounds and instant access to everything the heart of Melbourne has to offer. Currently enjoying a rewarding rental return, the apartment's well-presented interior comprises an extra-large main bedroom with built-in robes complemented by a neat central bathroom. Adding to the appeal is a separate lounge (or second bedroom) adjoined by a kitchen/meals area complete with granite benchtops, tiled splashbacks and stainless-steel cooking appliances. Other features of this unique older-style apartment include high ceilings, solid hardwood floors and original steel-frame windows, plus three panel heaters, internal laundry facilities and secure entry foyer with intercom. Situated in one of the CBD's leafiest streetscapes walking distance to a choice of tram routes, Flagstaff Station, Flagstaff Gardens and the city's endless array of shops, cafes, bars and restaurants, it also offers easy access to Queen Vic Market, Docklands and university/medical precincts. Leased till August 2023 for \$450pw. Owner Corp \$2,687. Water rates \$636. Council Rates \$520.