

**3206/601 Little Lonsdale Street, Melbourne, Vic  
3000**

**micm** real estate

**Apartment For Sale**

Tuesday, 21 May 2024

3206/601 Little Lonsdale Street, Melbourne, Vic 3000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 50 m2**

**Type: Apartment**



Jen Lin Lau  
0396978888



Jenny Huo  
0396978888

**\$408,000 - \$448,000**

\* Photo has been virtual staged  
Delivering on every measure, this sky-high 1 bedroom apartment is enhanced by a supersized study zone showcasing the custom-built flair of a concealed desk, shelving and floor-to-ceiling storage. This game-changing space will take your work-from-home duties to the next level! When the work day is over, venture downstairs and take full advantage of close proximity to lively cafes, universities, free city trams, Southern Cross trains, Spencer street shopping, Queen Victoria Market and the wide open greenery of Flagstaff Gardens. An inspection will impress! Discover sunlit and spacious open-plan living and dining, underscored by an L-shaped kitchen boasting a mirrored splashback, sparkling Miele appliances and an updated dishwasher. Privately placed 32 floors high in the designer Australis building, make a seamless transition to a full-width, sheltered balcony highlighting the stunning city skyline to the east before sweeping over Flagstaff Gardens, Queen Victoria Market and the mountainous Great Dividing Range on the northern horizon. Generously sized, mirror-robbed and filled with light, the bedroom is serviced by a dual-access bathroom with a stone-topped vanity and floor-to-ceiling tiles. Comprehensive include a Euro-style laundry, ducted heating and cooling, double glazing, recessed down-lighting and textured curtains. Resort-inspired Australis is graced with intercom security, a welcoming 24-hour concierge, heated indoor pool and a well-equipped gym. Act quickly as this one will be keenly contested!  
Outgoings: Council Rates: \$236.00 per quarter approx. Water Rates: \$170.00 per quarter approx. Owners Corporation Fees: \$842.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.