

**322/757 Bourke Street, Docklands, Vic 3008**

**Apartment For Sale**

Wednesday, 12 June 2024

322/757 Bourke Street, Docklands, Vic 3008

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Jen Lin Lau  
0396978888



Jacob Cock  
0458885870

## **\$310,000 - \$340,000**

Easy to love, exceptional to live in and effortless to rent out, this north-facing 1 bedroom apartment is a value-packed match for market entrants and savvy investors. With Victoria Harbour and free city trams nearby, you could not ask for a more convenient address. Simply stroll to Southern Cross trains, a number of enticing dining options, Marvel Stadium, Library at the Dock, Woolworths Victoria Harbour, The Hub at Docklands and acres of lush parkland. Set to impress on the third level of sought-after Site One, spacious open-plan living and dining pivots a marble-finished kitchen showcasing a pull-out pantry, a concealed fridge space and high-quality Smeg appliances including a dishwasher. Slide open floor-to-ceiling glass and immerse yourself in neighbourhood views above the treetops in the all-day warmth of northern light. Completing the perfect picture, a generously sized bedroom is sensationally serviced by mirrored built-in robes and a deluxe bathroom boasting a fully tiled shower area, marble detailing and mirrored cabinetry. Take full advantage of a laundry nook, an inviting entrance hallway, ducted heating and cooling, double glazing, roller blinds, recessed down-lighting and video intercom entry. This affordable gem will not last long! Outgoings: Council Rates: \$185.00 per quarter approx. Water Rates: \$170.00 per quarter approx. Owners Corporation Fees: \$832.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.