

**3608/118 Kavanagh Street, Southbank, Vic 3006**



**Apartment For Sale**

Friday, 24 May 2024

3608/118 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jane Sukpanich  
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**\$630,000 - \$690,000**

Basking in the glow of northern sunlight, this sky-high 2 bedroom, 2 bathroom apartment showcases unmatched finish, detail and luxury on the 36th floor of the resort-inspired Epic complex. Head downstairs and embrace the best of inner-city living with all the lifestyle benefits! Take an easy stroll to South Melbourne Market, Crown, the arts precinct, public transport, Boyd Community Hub, local cafes, riverside restaurants and a full-line Woolworths directly across the road. Wide-reaching open-plan living and dining is underscored by a stone-topped kitchen with high-quality appliances including an integrated microwave and a Fisher and Paykel dish-drawer. Optimising privacy yet open to natural northern light, step outside to a full-length balcony boasting breathtaking views of the soaring city skyline. Both substantially sized bedrooms welcome sunlight, serviced by mirrored built-in robes and a pristine pair of fully tiled bathrooms with stone-detailed vanities. The apartment is further enriched by the addition of a sunlit study nook, ideal for work-from-home duties. Take advantage of secure car parking, laundry capacity including a combination washer/dryer, ducted heating and cooling, double glazing, roller and slimline Venetian blinds, and recessed down-lighting. Featuring an average 8-star energy rating, Epic is graced with NBN readiness, 24/7 concierge, video intercom, high-speed lifts and premium use of an indoor pool, a well-equipped gym and a tennis court. Inspect today! Outgoings: Council Rates: \$410.00 per quarter approx. Water Rates: \$170.00 per quarter approx. Owners Corporation Fees: \$1,140.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.