

# 369/299 Spring Street, Melbourne, Vic 3000

## Sold Apartment

Wednesday, 6 September 2023

369/299 Spring Street, Melbourne, Vic 3000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$1,200,000**

An exclusive illustration of parkside perfection in the top end of town, this spacious 3 bedroom, 2 bathroom, 2 balcony apartment boasts breathtaking views sweeping over Carlton Gardens. Head downstairs and convenience is covered with a short stroll to transport choice, RMIT, Melbourne University, parkland choice, the theatre district, Chinatown, QV shopping and the sporting precinct. Live the Paris-end life you love, basking in northern sunlight from a prestigious corner setting! Set on the sixth floor of the mid-rise Focal complex, enjoy open, supersized and designated space for light-filled living and dining. A granite-finished kitchen showcases an inviting breakfast bar, a tiled splashback and stainless-steel appliances plus a dishwasher, enhanced by an adjoining laundry featuring more than enough space to use as a pantry if required. Step outside to the spectacular star of the show! A sheltered, north-facing balcony is perfect for entertaining with uninterrupted views overlooking the lush greenery of Carlton Gardens and the iconic dome of the Royal Exhibition Building. All three extensively mirror-robed and light-filled bedrooms enjoy stunning outlooks, while a luxurious bathroom is graced with a shower over a bathtub. Adding further appeal, the generously sized main bedroom is serviced by a private ensuite and access to a northeast-facing balcony with commanding views of the MCG and back towards the city. Freshly painted with brand-new flooring underfoot, special features include ducted heating and cooling throughout, effective sound proofing with secondary glazing, a separate WC, intercom entry, and resort-style access to an indoor heated pool, tennis court, a fully equipped gym and a BBQ terrace. Furthermore, the secure undercover car space is placed close to the lift for the easiest of access. Make this special apartment your home today! Outgoings: Council Rates: \$418.00 per quarter approx. Water Rates: \$150.00 per quarter approx. Owners Corporation Fees: \$2,109.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.