

**3704/560 Lonsdale Street, Melbourne, Vic 3000**

**Apartment For Sale**

Monday, 22 April 2024

3704/560 Lonsdale Street, Melbourne, Vic 3000

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Apartment**



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**\$680,000 - \$720,000**

Highlighting space, comfort and northeastern sunlight from top to bottom, this ultra-stylish 2 bedroom, 2 bathroom apartment is positioned to perfection in the exclusive Melbourne Grand building. Beyond the distinctive luxury, an exceptional CBD lifestyle awaits on your doorstep. Take an easy stroll to public transport choice, the SkyBus airport service, universities, lively laneway cafes, the legal precinct, Flagstaff Gardens and all the fresh produce of Queen Victoria Market. Your search is over! Roomy open-plan living and dining is complemented by a stone-finished kitchen showcasing soft-closing cabinetry, a high-quality Fisher and Paykel dish-drawer and premium Miele appliances including a gas cooktop and an integrated microwave. Elevated 37 floors high, step outside to a sheltered balcony featuring commanding views of the soaring city skyline to the north and east, framed by the mountainous horizon. Both mirror-robed bedrooms are filled with light and generously sized, serviced by a pristine pair of luxe bathrooms boasting mirrored cabinetry, concealed cisterns and floor-to-ceiling tiles. Adding further value, the main bedroom features a sizeable study nook drenched in natural light. Take advantage of a Euro-style laundry with a washing machine and dryer, a storage cage, multiple storage cupboards, a hallway entrance, ducted heating and cooling, double glazing, a 7.2 star energy-efficiency rating, motorised blinds and recessed down-lighting. Melbourne Grand comes complete with a 24/7 concierge in a plush foyer, high-speed lifts, video intercom entry and resort-inspired use of a heated indoor pool, sauna, gym, yoga studio, theatre, banquet room, rooftop BBQ terrace and a dining area with a fireplace. Inspect today! Outgoings: Council Rates: \$420.20 per quarter approx. Water Rates: \$169.74 per quarter approx. Owners Corporation Fees: \$970.18 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.