

40/196 The Avenue, Parkville, Vic 3052



Apartment For Sale

Friday, 17 May 2024

40/196 The Avenue, Parkville, Vic 3052

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$590,000 - \$640,000

Idyllically positioned between Royal Park and Princes Park, this refined apartment offers a blend of contemporary comfort and classic elegance, ideal for discerning buyers seeking a refined urban lifestyle. The highlight is its expansive outdoor terrace, seamlessly flowing from the spacious living and dining room through elegant double timber doors. This outdoor space is a true entertainer's delight, with enough room to stage a full suite of furniture, complemented by a sail cover for shaded comfort on warm summer days and surrounding greenery for added privacy. Inside, the inviting hallway entrance leads to a light-filled open-plan living and dining room, complete with split system heating and cooling. Adjacent, sits a vibrant and functional kitchen in a striking blue and white colour palette, equipped with new oven and gas cooktop, stone benchtops and a breakfast bar with a waterfall edge. The spacious bedroom features both mirrored built-in robes and a separate large walk-in robe for added space and storage. A cleverly integrated nook provides a dedicated space for a computer desk, making working from home a breeze. Decorated in a chic black and white colour scheme, the separate bathroom is complete with cupboards under the vanity and a European laundry. Additional highlights include a secure underground parking space and a lockable storage unit, ensuring ample space for your belongings. Access to a picturesque communal garden, mini-gym and sauna is an added bonus. A beautiful block with a heritage façade, surrounded by manicured hedging evoking the charm of an English garden, sets the tone for the sophisticated class that awaits within. The prime Parkville location offers easy access to the city via Royal Parade trams and Royal Park Station, while a short walk takes you to the vibrant Sydney Road precinct with Barkley Square shopping, Melbourne's best cafes, restaurants and live music. Melbourne Zoo, Royal Park Golf Course and tennis courts and prestigious universities are also just moments away. With peaceful parklands right on your doorstep, this property has it all.