

**4003/1 Balston Street, Southbank, Vic 3006**

**Apartment For Sale**

Friday, 3 November 2023

4003/1 Balston Street, Southbank, Vic 3006

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Kikki Chang  
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Jane Sukpanich  
0472876281

**\$448,000 - \$468,000**

This ultra-stylish 1 bedroom apartment showcases an award-winning package of premium quality, unrivalled convenience and wide-reaching water views. Set to impress on the 40th floor of the sought-after Southbank Central building, embrace an exciting opportunity to enter the market with confidence or invest wisely in a neighbourhood of enduring popularity. Simply stroll to Boyd Community Hub, Southbank Library, Boyd Park, the arts precinct, riverfront restaurants, Asian grocers and a full-line Woolworths around the corner. This is the life! A stone-topped kitchen is graced with a mirrored splashback, a Fisher and Paykel dish-drawer and high-end Miele appliances including an integrated microwave. Roomy open-plan living and dining makes a seamless connection with an undercover balcony featuring panoramic skyline vistas sweeping across Albert Park Lake, the Yarra River and picturesque Port Phillip Bay. The spacious bedroom shares the same spectacular aspect, serviced by mirrored built-in robes and a luxe bathroom with floor-to-ceiling tiles. Boasting an average 6.5 star energy-efficiency rating, take full advantage of a Euro-style laundry with a washing machine and dryer, ducted heating and cooling, double glazing, and roller and slimline Venetian blinds, and. The Southbank Central complex comes complete with video intercom entry, a plush foyer, NBN readiness, a 24-hour concierge and exclusive resort-style access to an indoor pool, a well-equipped fitness centre, BBQ terraces and shared lounge and dining facilities. Your search ends here! Outgoings: Council Rates: \$271.00 per quarter approx. Water Rates: \$161.00 per quarter approx. Owners Corporation Fees: \$797.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.