

# 403/205-211 Roden Street, West Melbourne, Vic 3003



## Sold Apartment

Tuesday, 14 May 2024

403/205-211 Roden Street, West Melbourne, Vic 3003

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 148 m<sup>2</sup>

Type: Apartment



Sahil Bhasin

## Contact agent

Stanley & Roden – Move in July 2024 - 8.3 NatHERS Rating These three-bedroom spacious residences designed by highly acclaimed CHT Architecture pay homage to West Melbourne's industrial past while providing the utmost in modern living. Built with premium quality fixtures and finishes, and features engineered timber flooring, quality SMEG appliances, and floor-to-ceiling windows that make the most of the stunning city or dockland views. Designer kitchens are a fusion of practicality and refinement, with ample storage, premium integrated Smeg appliances, and stone benchtops and splashbacks offset with warm timber-toned joinery. Bedrooms feature built-in robes, with wool blend carpet, while bathrooms include large format tiles, floating vanity, and frameless showers. Stanley & Roden is on a quiet leafy street on the city fringe. Conveniently located minutes from the Queen Victoria Market, Flagstaff Gardens, the city's free tram zone, Southern Cross & North Melbourne Train Stations. The list of nearby amenities is extensive with everything Melbourne's city centre has to offer just a stone's throw away. City of Melbourne will be commencing the implementation of the West Melbourne Precinct Structure Plan. There will be a tram extension all the way down Spencer Street, height limit of buildings within the area have now been limited to 4 levels! Display Suite is by appointment only, please contact Sahil Bhasin on 0403 630 215 to arrange a suitable time.

- A walk score of 99 and a transit score of 100, making it a walker's paradise, and 2 minutes from public transport.
- Every morning, waking up in your stunning new home. You'll be 2 min drive to Melbourne's CBD, 8 minutes' walk to North Melbourne Railway Station and 11 minutes' walk to the #30 and #35 trams.
- Very low body corporate fees starting from e.g. \$2,156 for a 2 bedroom and \$3,608 for a 3 bedroom apartment per year!
- Spacious kitchen with stone benchtop and splashback
- 8.3 - NatHERS Rating
- Electric Car Charging
- Designed by award-winning architect CHT
- Construction 90% complete, move in May 2024
- Floor to ceiling double glazed windows and doors
- Basement parking and storage cage for each apartment, some have two!
- SMEG Appliances
- Premium Fixtures and fittings including
- Landscaped gardens