

# 407/77 Queens Road, Melbourne, Vic 3004

## Apartment For Sale

Saturday, 18 November 2023

407/77 Queens Road, Melbourne, Vic 3004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jason Li  
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**EOI due on 16th Dec Saturday, \$569,000 - \$599,000**

Architect-designed by the world-renowned Fender Katsalidis (MONA, Eureka Tower), this stylish 2 bedroom, 2 bathroom, 2 balcony apartment is perfectly positioned with the best of Melbourne ready to explore from your doorstep. Facing the natural beauty of Albert Park Lake, take a short stroll to city and bay-bound trams, elite schools, Fawkner Park, a tantalising selection of Fitzroy Street eateries and all the attractions of seaside St Kilda. All this and more is yours for the taking! Discover light-filled and large open-plan living and dining alongside a chef-friendly kitchen with sleek stone surfaces and the full complement of premium Miele appliances plus an integrated dishwasher. Owning a fourth floor setting in the mid-rise Lakeside building, a nearby balcony is sheltered from the elements and delivers energising views sweeping over neighbourhood rooftops and treetops. The mirror-robed bedrooms are filled with light and generously sized, serviced by a pristine pair of fully tiled bathrooms with mirrored cabinetry and rainfall shower fittings. One of the bedrooms is graced with its own private balcony, while the other boasts a sunlit study nook. Comprehensive features include secure parking plus a storage cage, a Euro-style laundry, lightly toned timber flooring, split-system heating and cooling, double glazing, roller blinds, recessed down-lighting and an individual Samsung door lock. The Lakeside building comes complete with intercom entry, a porte-cochere entrance and resort-style access to a heated pool, a fully equipped gym, landscaped gardens, a BBQ terrace, library and a private lounge/dining area. Nest or invest, welcome to the best! Outgoings: Council Rates: \$300.00 per quarter approx. Water Rates: \$166.00 per quarter approx. Owners Corporation Fees: \$1438.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.