

410/111 Canning Street, North Melbourne, Vic 3051 **RayWhite**

Apartment For Sale

Wednesday, 12 June 2024

410/111 Canning Street, North Melbourne, Vic 3051

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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\$640,000 - \$700,000

Discover the epitome of luxury living in the heart of North Melbourne with this immaculate two-bedroom, two-bathroom apartment. Perfectly situated just 2.5 kilometres from Melbourne CBD, you'll enjoy easy access to city life while benefiting from a serene residential setting. With Macaulay train station only a 5-minute walk away and the nearest tram stop just an 8-minute stroll, commuting is a breeze.

Exceptional Amenities and Features

Arden Gardens offers an array of first-class amenities designed to enhance your lifestyle:

- **On-Site Retail Precinct:** Enjoy the convenience of a Woolworths supermarket and various shops right at your doorstep.
- **Large Communal Garden:** Relax and take in the city views from the expansive communal garden.
- **Arden Club:** Access to a lounge room with a kitchenette, a games room, two cinemas, a gym, and bike storage racks.

Apartment Highlights

Located on the 4th floor with easy access to the communal garden, this apartment overlooks the serene garden area and features:

- **Welcoming Entrance:** Ample cupboard space for storage.
- **Open-Plan Kitchen:** Stone bench tops, double sink, Miele appliances (including dishwasher and gas cooktop), perfect for entertaining.
- **Living and Dining Area:** Spacious and bright, ideal for both relaxation and dining.
- **Private Balcony:** Enjoy outdoor living with your own private space.
- **Master Bedroom:** Built-in robes, ensuite, and an additional private balcony.
- **2nd Bedroom:** With built-in robe and lots of natural light.
- **Study/Office nook:** Built in cabinetry and table, ideal for working from home.
- **Central Bathroom and Separate Toilet:** Designed for convenience and style.
- **European-Style Laundry:** Discreet and efficient.
- **Secure Car Park and Storage Cage:** Additional storage and secure parking included.
- **Located:** Within 5 minutes to Flemington Racecourse and Melbourne Zoo.
- **Within the school catchment zones** for North Melbourne Primary School and University High School, plus various quality private schools for children and higher education facilities for adults.
- **Direct access to Melbourne CBD** in approx. 10 minutes, Docklands in 15mins and Tullamarine Airport in 20mins

Impeccably Maintained Modern Living

Completed in 2019, this apartment has been so well looked after it appears brand new without the wait of building. It is a perfect blend of luxury, convenience, and modern design. Don't miss the opportunity to make this standout property your new home.

All information about this property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.