

**413/38 Cunningham Street, South Yarra, Vic 3141**

banksia  
property agency

**Apartment For Sale**

Wednesday, 12 June 2024

413/38 Cunningham Street, South Yarra, Vic 3141

**Bedrooms: 1**

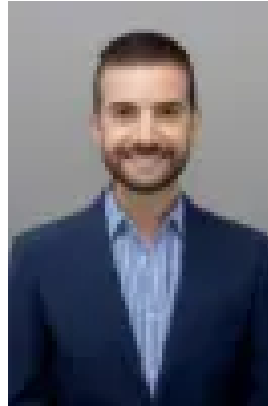
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Arthur Zhang  
0383999119



Jake Spano  
0383999119

**\$420,000 - \$460,000**

Welcome to 413/38 Cunningham St, a modern and stylish apartment nestled in the heart of South Yarra. This thoughtfully designed one-bedroom apartment offers the perfect blend of comfort and convenience, making it an ideal investment opportunity or a cozy home for singles or couples.\_\_\_\_\_Property Highlights:-Open-Plan Living: Enjoy a generous living and dining area that connects to a modern kitchen equipped with high-quality appliances.-Private Balcony: A spacious balcony perfect for entertaining or relaxing with your morning coffee.-Comfortable Bedroom: The bedroom features a built-in robe, providing ample storage space.-Modern Bathroom: A sleek bathroom combined with European Laundry for added convenience.-Secure Car Park: Included is one secure parking space for your convenience.\_\_\_\_\_Additional Features:-Ducted Heating and Cooling: Stay comfortable year-round with efficient climate control.-Currently Tenanted: The property is tenanted on a periodic lease, generating a rental income of \$2,260 per month, making it an attractive option for investors.-Located in a vibrant and highly sought-after area, this apartment offers unparalleled access to an array of cafes, restaurants, boutique shops, and public transport options. South Yarra's iconic Chapel Street and Toorak Road are just moments away, providing endless lifestyle opportunities. Don't miss out on this fantastic opportunity to secure a prime piece of South Yarra real estate. Contact us today to arrange a private inspection or for more information.-----DISCLAIMER: All stated dimensions and distances are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Purchaser to make their own enquiries. Please refer to the Buyer Due Diligence Checklist available at <https://www.consumer.vic.gov.au/duediligencechecklist>.