

**415D/604 Swanston St, Carlton, Vic 3053**

**Apartment For Sale**

Friday, 6 October 2023

415D/604 Swanston St, Carlton, Vic 3053

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mimi Todorova  
0398638662

**\$400,000 - \$425,000**

With leafy Lincoln Square & Argyle Square at either end of the street, the whisper quiet apartment presents a terrific lifestyle opportunity. A practical floor plan featuring one king bedroom with built in robes and study nook, bathroom, undercover balcony, laundry facilities and reverse cycle air-condition. The apartment is freshly painted throughout and offered with vacant possession. The location is second to none. Tram stop is in front of the building. Melbourne Uni and RMIT are at your doorstep; Argyle Square and Lygon street with myriad cafes, restaurants and gelato shops are a hop, skip and a jump from the apartment. Please NOTE, we will not respond to inquiries unless a contact number is supplied. OUTGOINGS per Quarter (approx): Owners' corporation fees: \$818 Council rates: \$215 Water rates: \$170