

**4306/550 Lygon Street, Carlton, Vic 3053**

**BOW RESIDENTIAL**

**Apartment For Sale**

Saturday, 4 May 2024

4306/550 Lygon Street, Carlton, Vic 3053

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Peter Doan  
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Sean Cho  
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**\$190,000 - \$205,000**

Superbly positioned in the bustling heart of Carlton, a fantastic opportunity exists for savvy buyers to enter this blue-chip suburb with a superbly presented and low-maintenance apartment with super low strata fees, and on the top floor of a prized low-rise complex filled with opportunities. Elevated on the 3rd floor with an Easterly aspect and with an abundance of natural sunlight, the home offers an open plan living area, incorporating a versatile study nook and a built in robe. A dedicated bedroom space is complimented by a row of picture windows capturing sweeping views overlooking Lygon Street. The compact kitchen is appointed with a gas cooktop, accompanied by a functional bathroom with shower. Other features of this complex include:- Secured intercom entry- Basement communal Laundry- Super Strata fees (Approx \$1,439 p.a) A stone's throw to Melbourne University & RMIT, as well as the best of Carlton's mixed lifestyle with Lygon & Swanston Street restaurants & cafes just around the corner, and with public transport on your doorstep, what else could you ask for. Please call Peter Doan on 0400 423 218 for inspection details