

**4413/601 Little Lonsdale Street, Melbourne, Vic  
3000**

**Apartment For Sale**

Wednesday, 24 January 2024

4413/601 Little Lonsdale Street, Melbourne, Vic 3000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Calvin Zhu

0402959840

**\$600,000 - \$660,000**

Set to impress on the sub-penthouse level of the sought-after Australis complex, this breathtaking 2 bedroom, 2 bathroom apartment showcases premium quality, sunlit style and unbeatable convenience in the heart of the city. Simply stroll to fresh Queen Victoria Market produce, Spencer Outlet Centre shopping, Marvel Stadium, universities, Flagstaff and Southern Cross trains, free city trams, Flagstaff Gardens greenery and all your favourite cafes, bars and restaurants nearby. Come home to luxury every day! Wide-reaching open-plan living and dining is underscored by an L-shaped kitchen featuring soft-closing cabinetry, sleek stone surfaces, a waterfall-edged benchtop, a Fisher and Paykel dish-drawer and high-end Miele appliances including an integrated microwave. Placed 44 floors sky high, floor-to-ceiling glass slides open to a sheltered balcony with a neighbourhood skyline backdrop complemented by the mountainous beauty of the Great Dividing Range to the north. Both generously sized, mirror-robed and naturally lit bedrooms are separated by the living space for additional privacy and serviced by a pristine pair of fully tiled bathrooms with stone-finished vanities. Comprehensive features include secure parking, a Euro-style laundry, ducted heating and cooling, double glazing and slimline Venetian and roller blinds. Offered for sale with an option to purchase furnished, get a head start and take advantage of a Samsung fridge/freezer, a large screen TV, washing machine, stylish sofa, dining table, and so much more! Luxury-led Australis is graced with video intercom entry, NBN readiness, a 24-hour concierge, high-speed lifts and exclusive resort-style access to a heated indoor pool and a fully equipped gym. Inspect today! Outgoings: Council Rates: \$379.01 per quarter approx. Water Rates: \$199.87 per quarter approx. Owners Corporation Fees: \$976.13 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.