

**604/8 Elgin Street, Carlton, Vic 3053**



**Apartment For Rent**

Friday, 3 May 2024

604/8 Elgin Street, Carlton, Vic 3053

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Theo Mouratidis  
0413865888

## \$675 per week

Encompass Carlton Fitzroy is at the centre of everything. Located on the corner of Elgin and Nicholson Streets, Encompass is a marvel of modern design that combines discerning architecture, outdoor spaces, sustainability, and the best of urban living. Comprising 2 Bedroom + 2 Bathrooms + 1 Car space, Encompass provides the ultimate lifestyle opportunity. As a resident at Encompass, you will be treated to unrivalled panoramic views of Melbourne's CBD from the Rooftop Lounge located on level eight. Comprised of a fully equipped kitchen, outdoor barbeque, zoned alfresco dining and formal lounge areas including a television and library, this diverse space provides you with the option to entertain or relax with Melbourne's city skyline as your backdrop. Living spaces at Encompass are open and bright, and encourage the connection between indoor and outdoor living. Every apartment incorporates a paved terrace or balcony, opening off the living area, and many balconies feature gold perforated metal clad surrounds offering additional privacy and creating interesting soft shadows which change and move throughout the day. With 2.7m ceilings to living areas, the carefully considered floorplans have been designed to accentuate the apartments' size and functionality. Oak timber finish flooring features throughout the living space. Floor to ceiling sliding doors create a seamless connection to the outdoors and ensure the living space is bathed in natural light, establishing a sense of space and calm.

- Only approx. 2.5km from Melbourne CBD
- Located on the border of Carlton and Fitzroy, both suburbs with unique character and outstanding amenity
- Tram 96 operates from East Brunswick, along Nicholson Street through the CBD to St Kilda Beach
- Bus route 207 stops along Elgin Street, taking you to the CBD or to Westfield Doncaster
- The future Parkville train station will provide alternative public transport options to the CBD and the remainder of the city
- Nearby Carlton Gardens Carlton Gardens is a world heritage site, and contains the Royal Exhibition Building, Melbourne Museum, Imax Cinema and Tennis Courts
- Nearby Carlton Baths have a 25-metre public pool, as well as a health club and sporting facilities, whilst the Melbourne City Baths, located on the border of Carlton and the Melbourne CBD, has a public pool, spa and sauna
- The Carlton - Lygon Street Activity Centre has almost 150 retail stores, including 80 cafes, bars and restaurants. There is a Woolworths shopping centre, as well as a cinema, banks and clothing stores, providing residents local retail amenity
- According to Walk Score, Carlton is Melbourne's most walkable neighbourhood, with a score of 97/100
- Carlton's proximity to the Melbourne CBD is a major attractor, with 28% of the employed residents within Carlton working within the Melbourne CBD
- Australia's highest ranked university, The University of Melbourne, is located directly along the western border of Carlton
- RMIT University is in the northern end of the Melbourne CBD, and is accessible via tram from Carlton
- Convenient freeway connections with entrance to CityLink approx. 4.2km away, and Eastern Freeway/Eastlink approx. 2.1km away

Inspection is highly recommended. Rental applications are available through 2Apply, you will receive a link to complete online rental application once you have registered to inspect property. Please ensure that you register for all inspections. If you do not register, the inspection may not be confirmed. By registering you will be automatically advised of any changes, updates, cancellations or future inspections.