

**606/118 Kavanagh Street, Southbank, Vic 3006**

**Apartment For Sale**

Friday, 29 March 2024

606/118 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



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**EOI due on 24th April at 5pm, \$500,000 - \$550,000**

An affordable blend of sunlit space, style and Southbank sophistication, this inviting 2 bedroom apartment is graced with a superbly central location in the heart of Southbank. Simply stroll to the arts precinct, Boyd Community Hub, Southbank Library, a selection of popular cafes, Crown entertainment, Southbank Promenade restaurants and Melbourne Square Woolworths directly across the road. Come home to luxury every day! Privately posted on the sixth floor of the elegant Epic building, a chef-ready kitchen is graced with smooth stone surfaces, a waterfall-edged breakfast bar and stainless-steel appliances including an integrated microwave and a Fisher and Paykel dish-drawer. The spacious open layout enjoys designated zones for living and dining before connecting with an east-facing, full-width balcony overlooking Kavanagh Street with relaxed views across the skyline and landing on the soaring Arts Centre spire. Attracting the warmth of morning sunlight, this elevated alfresco haven is the perfect spot for a lazy weekend breakfast. Both bedrooms are generously sized and extensively mirror-robed, while a deluxe bathroom comes complete with a stone-topped vanity and laundry capability including a combination Samsung washer/dryer. The list of special features is comprehensive including a handy study nook, ducted heating and cooling, double glazing, roller and slimline Venetian blinds, and recessed down-lighting. Epic boasts a 24-hour concierge, video intercom entry and exclusive resort-style access to a heated indoor pool, gym, and tennis court. Outgoings: Council Rates: \$292.00 per quarter approx. Water Rates: \$170.00 per quarter approx. Owners Corporation Fees: \$1,111.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.