

**68/38 Kavanagh Street, Southbank, Vic 3006**



**Apartment For Sale**

Tuesday, 23 January 2024

68/38 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jack Zhang  
0420290719



Jin Ling  
0457777712

**\$450,000 to \$495,000**

Superbly set so close to the city centre, this supersized 2 bedroom corner apartment is perched to perfection overlooking the leafy treetops of Kavanagh Street. Head downstairs and stroll to Melbourne Square Woolworths, Crown, the popular Southbank Boulevard Play Space for the kids, Boyd Community Hub, the lively arts precinct and the riverside restaurants lining Southbank Promenade. Freshly painted with brand-new floorboards underfoot, the amount of sunlit space on show will delight. Open-plan living and dining pivots a granite-topped kitchen with an inviting breakfast bar, tiled splashback and stainless-steel appliances plus a dishwasher. Placed six floors high in the tightly held Yarra Condos, enjoy a sheltered east-facing balcony capturing the warmth of morning sun while showcasing uninterrupted views sweeping over treetops and the neighbourhood skyline. Both generously sized and robed bedrooms are naturally lit, serviced by a sparkling bathroom boasting laundry capacity with a wall-mounted dryer. Additional features include undercover car parking, panel heating, secure intercom entry and resort-style access to a heated indoor pool, spa, sauna, a fully equipped gym and a BBQ terrace. Inspect today!