

**7/108 Southbank Boulevard, Southbank, Vic 3006**



**Apartment For Sale**

Wednesday, 20 March 2024

7/108 Southbank Boulevard, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 96 m2**

**Type: Apartment**



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**\$650,000 to \$710,000**

• Rare Low-Rise Apartment with Leafy Outlook • Bright and Airy Living Zone plus North Facing Balcony • Smart and Adaptable Kitchen with Premium Appliances • Two Spacious Bedrooms, Built-in Robes, and Second Balcony • Large Updated Bathroom with Euro Laundry • Residents' Amenities include a Pool, Gym and Beautiful Garden • Walk to Flinders Street Station, Southbank Promenade, and Botanic Gardens • Car Park On Title (Not Stacker Parking) • Available with Vacant Possession

Occupying a prime position in the Arts Precinct, within the exclusive low-rise complex 'Southside Gardens', this bright and airy two-bedroom apartment with two balconies provides peace of mind and a high quality of life. Beautifully curated gardens with a green, leafy outlook and excellent building amenities, the inner-city oasis provides the ultimate Southbank base for first-home buyers, young professionals, executives, and investors. Finished to a high standard, the light-filled floorplan is framed by soaring ceilings, sumptuous timber flooring and warm tones. Taking full advantage of the light-giving balcony and green backdrop, the upscaled living/dining zone with a powerful split-system unit provides plenty of space to entertain and relax, while the fully equipped kitchen showcases a sit-up breakfast bar, crisp white cabinetry, striking pendant lighting and premium appliances. Both bedrooms feature built-in robes and share a modern bathroom including a shower over the bath plus built-in laundry facilities. The larger of the two bedrooms has a balcony with serene views across the entire green complex. Other highlights include the use of a pool and gym, and a barbecue area plus intercom and secure parking on title. A leisurely walk to the Botanic Gardens, Southbank, Melbourne's vibrant arts precinct as well as Flinders Street Station, Crown Entertainment Complex and St Kilda Road trams, you will love this amenity-rich position.