

700/118 Kavanagh Street, Southbank, Vic 3006

Sold Apartment

Wednesday, 20 March 2024

700/118 Kavanagh Street, Southbank, Vic 3006

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 94 m2

Type: Apartment



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An inner-city celebration of family-sized luxury, this impeccably presented 3 bedroom, 2 bathroom apartment is awash in natural light from a commanding corner setting. Head downstairs and a blue-chip central neighbourhood is ready to explore from your doorstep. Take a high-speed lift to the ground floor and stroll to Crown, riverside restaurants, the arts precinct, Boyd Community Hub and Southbank Library before completing your weekly shop in a full-line Woolworths directly across the road. Beyond an inviting hallway entry, the spacious comfort of open-plan living and dining is underpinned by a stone-finished kitchen boasting a mirrored splashback, fridge/freezer and stainless-steel appliances with space for a full-sized dishwasher. Located on the seventh floor of the elegant Epic complex, enjoy a seamless transition to a sheltered east-facing balcony highlighting a neighbourhood aspect and capturing the warmth of the morning sun. The palatial main bedroom showcases roomy walk-in robes and a private ensuite, while the remaining mirror-robed bedrooms are filled with northern light, serviced by a fully tiled bathroom with a stone-topped vanity and laundry capability including a washing machine and dryer. Freshly painted with brand-new floorboards and carpet underfoot, special features include secure undercover parking, storage cage, a money-saving 8 star energy-efficiency rating, ducted heating and cooling, roller blinds and recessed down-lighting. Epic is graced with video intercom entry, a 24/7 concierge, and exclusive access to a heated indoor pool, a fully equipped gym and a tennis court. Your search ends here! Outgoings: Council Rates: \$459 per quarter approx. Water Rates: \$254 per quarter approx. Owners Corporation Fees: \$1,300 per quarter approx. Indicative Selling Price: Range: \$790,000 - \$849,000 Rental Income: \$920-950 per week approx.* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.