

**702/245 Queens Parade, Fitzroy North, Vic 3068**



**Apartment For Sale**

Friday, 17 May 2024

702/245 Queens Parade, Fitzroy North, Vic 3068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Marcus Kassab  
0412987006



Kristian Pithie  
0423294253

**\$610,000 - \$670,000**

For Sale by Expressions of Interest closing Tuesday 4th June at 2:30pm Rise and shine in a sunlit contemporary setting commanding spectacular northerly views with this brilliant 2 bedroom balcony apartment delivering sensational Fitzroy North living. An amazing inner-city experience where a sweeping panoramic outlook extends from the city skyline to Ruckers Hill and beyond, this stylish designer apartment provides endless sky-high enjoyment only moments to Merri Creek nature trails, cafes and train station. Impeccably maintained and offered for the very first time, the perfectly presented interior exudes outstanding quality with an excellent selection of features and finishes including double-glazing, engineered oak flooring and split-system heating and cooling. A superb sense of space in a seventh-floor position is immediately impressive with the spacious layout featuring 2 great-sized bedrooms with mirror built-in robes complemented by a beautifully chic bathroom and a customised European laundry with storage. Swedish ASKO appliances highlight a sleek streamlined kitchen with a moveable island bench under track lighting that flows to a large dining and living room with bespoke cabinetry before opening to a sun-drenched balcony and those magnificent views. Also offers video intercom plus a secure car parking space and storage cage as well as a residents' rooftop terrace with a BBQ. Ideally situated on the coveted Fitzroy North-Clifton Hill-Westgarth border, this stunning apartment is enviably located for the utmost convenience close to the Queens Parade and Westgarth Villages including the cinema, trams, Clifton Hill train station, parkland and trails.