

**702/253 Franklin Street, Melbourne, Vic 3000**

**Apartment For Sale**

Monday, 22 January 2024

702/253 Franklin Street, Melbourne, Vic 3000

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Jenny Huo  
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**\$400,000 - \$430,000**

\* Photo has been virtual staged. Showcasing the warmth of northern light, this fully furnished 2 bedroom apartment stands out from the crowd as an affordable choice for city professionals and a winning investment with exceptional short-stay accommodation potential. Footsteps from the lush greenery of Flagstaff Gardens and directly facing the iconic Queen Victoria Market, head downstairs and walk to the legal precinct, Hardware Lane alfresco eateries, Asian supermarkets, universities, free city trams and Flagstaff and Melbourne Central trains. This is the life! Spacious open-plan living and dining is underpinned by a streamlined kitchen featuring stone surfaces, a tiled splashback and stainless-steel appliances including a dishwasher. Perched on the seventh floor of the mid-rise Infinity 8 complex, step outside to a north-facing balcony with panoramic views overlooking Queen Victoria Market, Flagstaff Gardens and the striking city skyline. Enjoy a pair of bedrooms with the main offering built-in robes, while the other would also work well as a home office if required. The deluxe bathroom is graced with a fully tiled shower area, a wall-to-wall mirror and laundry capability with a trough. The furniture on display includes a Fisher and Paykel fridge/freezer, a Samsung microwave, an Electrolux washing machine, a wall-mounted dryer, a dining table with four chairs, a handy desk and chair, and so much more! Take advantage of split-system heating and cooling, roller blinds, video intercom entry, and private access to a shared BBQ terrace. Inspect with confidence! Outgoings: Council Rates: \$223.00 per quarter approx. Water Rates: \$150.00 per quarter approx. Owners Corporation Fees: \$1,397.00 per quarter approx. \* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.