

# 709/245 Queens Parade, Fitzroy North, Vic 3068

## Apartment For Sale

Saturday, 21 October 2023

**MELCORP**  
Real Estate

709/245 Queens Parade, Fitzroy North, Vic 3068

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 78 m2

Type: Apartment



Rita Lin  
0410603667



Jarryd Hatfield  
0452337803

**\$545,000 - \$560,000**

Ultra-stylish and designer Fitzroy North living has never looked as appealing as it does with this deluxe 2 bedroom, 2 bathroom apartment! Located on the 7th floor of Patch Apartments, this luxurious inner city base has all the space and elegance you could even need, along with dazzling views and a location near Edinburgh Gardens and the Eastern Freeway. Wide timber floors flow throughout the open plan lounge and dining zone, which flows out to an enclosed balcony which gives you a year round alfresco options as well as marvellous views. The stone kitchen impresses with a trendy tiled splashback and stainless steel appliances including an ASKO oven. Built-in robes feature in both bedrooms including the master bedroom which benefits from a luxe ensuite with large shower and stunning tiled detail. The bathroom also features the same immaculate quality and fittings, meanwhile also enjoy a European laundry, reverse cycle heating and cooling, secure intercom, secure car space, and access to a communal Level 8 rooftop terrace with deck, BBQ area, and city views. Moments to Coulson Reserve and other scenic parklands surrounding the Merri Creek and trail, charming St George Road shopping strip, Collingwood Leisure Centre, Clifton Hill Primary School, trams, and Clifton Hill Station.