

**719/55 Queens Rd, Melbourne, Vic 3004**

**Apartment For Sale**

Thursday, 14 March 2024

719/55 Queens Rd, Melbourne, Vic 3004

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Calvin Zhu  
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Sunday Hu  
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**\$480,000 - \$528,000**

A breathtaking showcase of uninterrupted views sweeping over Albert Park Lake and Port Phillip Bay, this impeccable 1 bedroom apartment is a spectacular celebration of sunlit space almost in pole position for the Formula 1 Grand Prix! Located on the 7th floor of the premium Grosvenor complex, walk to the lake, Fawkner Park, the Alfred Hospital, Fitzroy Street eateries, Prahran Market, Albert Park Golf Course and St Kilda Road trams. This lifestyle location is a true sensation! Roomy open-plan living and dining pivots a stone-finished kitchen featuring a pull-out pantry, a Fisher and Paykel dishwasher and premium AEG appliances including a gas cooktop. Connect with a sheltered balcony highlighting an unforgettable blue-water panorama extending over the lake and bay. This prestigious perch is a true game-changer with a bird's eye view of the race track for the annual GP. The supersized bedroom is superbly serviced by dual mirrored built-in robes and a sleek ensuite boasting ample storage and a fully tiled shower over a bathtub. Freshly painted with brand-new floorboards underfoot, special features include a Euro-style laundry with a Fisher and Paykel dryer, secure parking, ducted heating and cooling, roller blinds and recessed down-lighting. Grosvenor is graced with video intercom entry, lift access, an onsite building manager and resort-style access to an indoor heated pool and a fully equipped gym. This radiant retreat works as an entry-level sensation, an investment certainty and a stylish inner-city base with that all-important car park. Place it on the top of your list today! Outgoings: Council Rates: \$233.05 per quarter approx. Water Rates: \$166.60 per quarter approx. Owners Corporation Fees: \$1,389.87 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.