

**8/81 Alexandra Avenue, South Yarra, Vic 3141**

**Apartment For Sale**

Tuesday, 14 May 2024

8/81 Alexandra Avenue, South Yarra, Vic 3141

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



James Burne  
0434288066



Tom McCarthy  
0418326897

**\$410,000 - \$450,000**

Situated in the iconic art deco building, this stylishly renovated, character-filled apartment combines the grace of the art deco period with modern comforts. Designed by the early 20th century architect, Howard R. Lawson in the 1930's, this lovingly maintained building of only twelve apartments, is bursting with character and sits in the enviable, highly sought-after location of the South Yarra Domain precinct. Overlooking Darling Gardens, "Maritama" is a leisurely stroll along the picturesque Yarra River Trail to Como Park, the Royal Botanic Gardens and Melbourne's sports precinct, including the MCG, Rod Laver Arena and AAMI stadium. Or immerse yourself in the renowned shopping and restaurant precinct nearby on Chapel Street and Toorak Road. With a bus stop out the front, tram and train a stone's throw from this apartment, this is the perfect inner city base. Featuring: - Strata title. - Offering separate bedroom, living, kitchen and bathroom. - Sun filled living area with split system heating / cooling opening onto a private North facing balcony offering stunning views of the Yarra River and Darling Gardens. - Spacious, light filled bedroom boasting floor to ceiling built-in robe and cozy art deco bay window seating. - Bright modern kitchen with stone benchtops Bosch dishwasher, Meile gas cooktop and loads of storage. - Fresh, modern bathroom with laundry facilities. - Charming ornamental art deco fireplace. - Expansive communal rooftop terrace with magnificent views over the Yarra River, Richmond and CBD areas. - Tranquil, landscaped rear garden leading to Lawson Grove and the famous Lawson Grove café. - Secure intercom entry. - Parking permit available.