

**804/14 Kavanagh Street, Southbank, Vic 3006**



**Apartment For Sale**

Friday, 15 March 2024

804/14 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## **\$1,000,000 - \$1,100,000**

Exuding unparalleled elegance, abundant living space, and an expansive alfresco setting, unit 805 at 14 Kavanagh Street, Southbank epitomises luxurious inner-city living. How rare it is to find an apartment with its own backyard. This captivating corner apartment boasts 2 bedrooms, 2 bathrooms, and a secure car park, seamlessly blending sophisticated design with urban convenience. Perched on the 8th floor of the esteemed Century Tower building, it offers a lifestyle of utmost refinement on the tranquil city side of Southbank Boulevard. Within easy reach, discover the Arts Precinct, the NGV, the CBD, St Kilda Road trams, Crown, the Royal Botanic Gardens, Melbourne Square Woolworths, and an array of cafes, bars, and riverside dining options. Welcome to prestigious Southbank living with no compromise. Upon entry, be captivated by the sheer spaciousness of this residence, boasting approximately 110sqm internally and 110sqm externally. The expansive open-plan layout features soaring 2.7m high ceilings, delineating distinct living and dining areas, complemented by a chef-friendly kitchen with everything you need to entertain day or night. The versatility of the spaces allows for effortless conversion to create a third bedroom or home office, catering to your preferences. Blurring the boundaries between indoors and outdoors, a vast winter garden with a louvred roof transforms every social gathering into a memorable alfresco experience. Enjoy privileged views from the outdoor terrace and wraparound garden, soaking in the northern light and breathtaking city vistas, especially enchanting during evening hours. Both generously proportioned bedrooms boast ample natural light, with the master suite featuring a charming garden aspect, walk-in robes, and a private ensuite. Additional highlights include a spacious laundry, ducted heating/cooling, secure parking, intercom entry, concierge service, and access to the well-equipped gym and sauna facilities. An inspection is sure to leave a lasting impression.