

**804/58 Villiers Street, North Melbourne, Vic 3051**

**Apartment For Sale**

Monday, 29 January 2024



804/58 Villiers Street, North Melbourne, Vic 3051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 71 m2**

**Type: Apartment**



Sai Zhu

0478585125

**\$575,000 to \$590,000**

FORGE is proud to present to you this two bedroom one bathroom one carpark and one storage apartment in the 'The Principle' complex. Situated in the academic heartland of Melbourne on Flemington Road, where one of the city's grandest boulevards makes its final approach to the CBD. The project is a walkers paradise attracting a walk score of 92/100. The Principal's optimum location overlooks beautiful Royal Park and is located within the highly sought-after University High School zone. Walking distance from 57 and 59 tram route, Children's Hospital, VCCC, Royal Melbourne Hospital, Melbourne University, RMIT, Errol Street precinct, Queen Victoria Market, Royal Park, Flag Staff Gardens, Lygon Street precinct, Melbourne City CBD. Bicycle distance from the Yarra, South Bank, and Docklands. Live high above the boulevard, looking out on Royal Park, the city and beyond. The Principal wears a rooftop crown of two separate, elegantly landscaped terrace spaces, equipped with barbecues, permanent tables and seating. Welcome your guests in the stylish lobby of your prominent home, and entertain within the flexible kitchen/dining space located on level 12. For a more energetic experience, residents can enjoy the residents-only fully equipped gym. Access to the terrace garden expands your choices superbly when it comes to relaxing or entertaining. This is the ideal spot to quietly watch the sun sink over the city or host a lively lunch party on the weekend. This open plan two-bedroom apartment flows seamlessly through to the balcony. A fully appointed kitchen with luxury finishes including stone bench-top, integrated European appliances, plenty of storage cabinets and engineered timber floorboards further enhance the modern interior. Both bedrooms come with built-in robes. Additional features:- Sparkling modern bathroom- Euro laundry- Split system air conditioning and heating- Security intercom- Storage cage- Balcony- Building amenities:- Fully equipped gym- Roof top terrace with BBQ, bench seats, gardens and panoramic city views- Bike racks- Residential lounge (Can be booked for private functions) For further information and inspection, please contact Sai ZHU 0478 585 125. ALL ENQUIRIES MUST INCLUDE A PHONE NUMBER. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist> DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent