

**806/70 Queens Road, Melbourne, Vic 3004**



**Sold Apartment**

Friday, 6 October 2023

806/70 Queens Road, Melbourne, Vic 3004

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Apartment**



Tommy-Lee Davies  
0416823173



Trinity Paderno  
0499232165

**\$432,000**

• Low OC Fees • Seperate Study Nook • Large Open-Plan Living & Kitchen Area • 62sqm • 50m From Albert Park Experience the epitome of luxury living at 806/70 Queens Road, Melbourne, located in the highly desirable PROXIMITY building. This spacious first-floor apartment offers a lavish lifestyle or an enviable investment opportunity. With high ceilings throughout, the apartment comprises of a generously proportioned open-plan living and dining area that opens up to a broad balcony offering glimpses of Albert Park Lake. The gourmet kitchen is equipped with Caesarstone benchtops, SMEG appliances, glossy cabinetry and dishwasher, perfect for the culinary enthusiasts. The bedroom comes with end-to-end built-in robes and access to the balcony, adding to the appeal. The apartment also features a clever study nook, sparkling bathroom, private laundry, pantry, ducted heating/cooling, secure intercom, reception area and building manager. The location is unbeatable, with a short walk to Albert Park, CBD, St Kilda and Prahran Market, making it the perfect place to call home. And with very affordable owners corporation rates, this property is truly unbeatable.