

**807/466 Swanston St, Carlton, Vic 3053**

**Apartment For Sale**

Wednesday, 10 April 2024

807/466 Swanston St, Carlton, Vic 3053

**Bedrooms: 4**

**Bathrooms: 2**

**Type: Apartment**



Grant Li

0490722887



Charlie Li

0482064099

## Contact Agent

This apx. 120 sqm fabulous 4 bedroom 2.5 bathroom loft design apartment is ideal for all home occupier or sophisticated investor. 807/466 Swanston St, Carlton Rare Loft apartment with walking distance to Melbourne, RMIT University & Tram stop (on Victoria Street/Swanston Street) Located at the Top floor of 466 Swanston, this beautiful studio apartment is opposite the RMIT Building 100, few steps walking distance to the tram stop (on Victoria Street/Swanston Street), the University of Melbourne, State Library, RMIT, the hospital precinct and near to the Royal Exhibition Building & the Melbourne Museum. There are also numerous restaurants and cafes within easy walking distance. This bright, spacious living and bedrooms area, with beautiful building and city views, has a gallery-kitchenette, a modern bathroom and wall to wall carpets, split air conditioning, double secured intercom entry, internet connections, and excellent ventilation/airflow. It has a double secure building entrance and other features include a stylish lobby, this "like sub-penthouse" apartment has open-air balcony that invites fresh air and healthy living. At a time of more expensive rents and tight housing supply this would be an ideal opportunity to your investment portfolio. Currently rented at monthly rental for \$3,900 Don't miss out on this fantastic opportunity to own a piece of real estate in Carlton. The price guide for this property is \$700k range.