

# 902/163 Cremorne Street, Richmond, Vic 3121

## Apartment For Sale

Tuesday, 6 February 2024

902/163 Cremorne Street, Richmond, Vic 3121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## **\$1.1m-\$1.15m**

Perfectly placed in one of Melbourne's most exclusive and energetic lifestyle locales, this contemporary standout delivers light-filled luxury with clever function and spectacular outlooks. Nestled on the top floor of Plus Architecture's inspired 'Era' complex, an intelligent interior displays first-rate fixtures and excellent storage, with sublime sunlight and 3m ceilings affording a bright and airy atmosphere. Enjoying balcony access and a luxe dual-basin ensuite, a substantial main bedroom accompanies two sizeable guest rooms, together served by a smart central bathroom. Boasting Caesarstone benches and high-end AEG appliances, a gourmet kitchen and vast living/dining area flow seamlessly into a wraparound balcony, presenting breathtaking views of the Yarra River and sunsets over the city skyline. Featuring double glazing and flyscreens throughout, further highlights include ducted heating and cooling, video intercom, double blinds, robes to all bedrooms, huge hallway storage closets, balcony access and a pull-down queen bed to primary guest room, combined laundry/powder room, storage cage, and two basement car parks. With an on-site building manager, gym, pool, gardens, and café, the majority-owner occupied development sits seconds from thriving restaurants and nightlife, with trains, trams, revered schools, the blissful Botanic Gardens, and Melbourne's premier sporting precinct. Conditions of entry - IDENTIFICATION and contact number required, otherwise entry may be refused. The information about this property has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions to the property. Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence.