

109/41 Dryburgh Street, West Melbourne, VIC, 3003



## Apartment For Sale

Friday, 16 August 2024

109/41 Dryburgh Street, West Melbourne, VIC, 3003

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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Lachlan Tully

## Ultra-Modern High-End Luxury with Low-Rise Allure

\* Photos have been virtual staged.

Glowing with ultra-modern style, this stunning 2 bedroom retreat inspires with designer finishes, abundant natural light, and a superior inner-city address so close to the CBD. Simply stroll to North Melbourne trains, Errol Street restaurants, and Queen Victoria Market shopping with the excellent Roller Door Cafe a matter of footsteps away. Embrace a premium lifestyle and high-return investment opportunity today!

Serenely set on the first floor of the low-rise Wallace building with only 60 luxury apartments covering 7 levels, discover the far-reaching comforts of open plan living/dining and a handy study alcove with a built-in desk. A sleek, stone-topped Smeg kitchen comes complete with an integrated dishwasher, inviting island bench, and a tiled splashback. Always free-flowing, spill outside to a roomy balcony attracting northern light with a commanding neighbourhood outlook. Both mirror-robed bedrooms are privately separated by a luxe, porcelain-tiled bathroom with a stone-finished vanity.

Enjoy ample storage space, a concealed laundry, intercom, NBN and Pay TV readiness, recessed down-lighting, wide timber flooring, roller blinds, undercover parking, storage cage, and the air-conditioned comfort of split-system heating and cooling. The luxury living extends well beyond your apartment with exceptional building facilities at your disposal including a rooftop BBQ terrace, perfect for outdoor entertaining on a grand scale with a gas fireplace and captivating views across Melbourne. This one is not to be missed!

\* Photo identification will be required upon entering the property at the inspection time.