

1203/105 Clarendon Street, Southbank, Vic 3006



Apartment For Sale

Wednesday, 19 June 2024

1203/105 Clarendon Street, Southbank, Vic 3006

Bedrooms: 2

Bathrooms: 2

Area: 76 m2

Type: Apartment



Vincent Hu

0456668866

\$580,000-\$630,000

Drenched in northern light with picturesque city views, this sleek 2-bedroom retreat elevates your living experience within moments of the CBD. Simply stroll to Crown, South Melbourne Market, riverside restaurants, Woolworths, South Wharf shopping, the convention center precinct, and trams on your doorstep. A smart start and a high-return investment, this property will impress! The apartment features two spacious bedrooms, each with built-in robes (BIR) and floor-to-ceiling windows, ensuring abundant natural light. The beautifully finished bathroom showcases stacked tiling, a rainfall shower, and the same sleek modern design found throughout the space. The stone-topped kitchen offers ample storage, a concealed fridge space, Fisher and Paykel dish-drawer, and high-end Smeg appliances, including an eye-level wall oven, rangehood, and gas cooktop. The free-flowing open-plan living and dining area is located on the 30th floor of the prestigious Shadow Play complex. The sunlit winter garden is north-facing and provides a breathtaking aspect across the Yarra River and the city skyline, with a blue-water glimpse of Albert Park Lake. Additional features include a Euro-style laundry, ducted heating and cooling, block-out roller blinds, and recessed down-lighting. Designed by world-class Elenberg Fraser for upscale developers BPM, Shadow Play offers video intercom entry, a concierge, and resort-style facilities, including a state-of-the-art gym, sauna, steam rooms, spa pool, library, lounge, and BBQ terrace. Nestled in a prestigious neighborhood, you'll be within walking distance of the Royal Botanic Gardens, Crown Casino, Southern Cross station, and the charming boutiques of South Wharf and South Melbourne Market. With proximity to the Crown Entertainment precinct, Southbank promenade, and major Melbourne arterials, you'll truly experience the heartbeat of Melbourne's central core. Public transportation is easily accessible, with four tram lines and both Flinders Street and Southern Cross stations within walking distance. Shadow Play Building Amenities Include: • State-of-the-art gym • Bubble pool • Sauna • Outdoor BBQ area with seating and sunbathing area • Rooftop lounge with kitchen and dining facilities • Winter garden with a fireplace Experience the ultimate in city living in this stunning Shadow Play apartment. Inspect today and make it yours!