

**2105/61 City Road, Southbank, Vic 3006**



**Apartment For Sale**

Sunday, 23 June 2024

2105/61 City Road, Southbank, Vic 3006

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Russell Evans  
0408798888

**\$300,000-\$330,000**

Welcome to an exceptional opportunity to secure a contemporary 1-bedroom apartment in the vibrant heart of Southbank. Ideal for professionals, investors, or first-time home buyers, this residence offers a blend of modern design and convenience, making it a prime investment in one of Melbourne's most sought-after locations. Property Features:-  
Bedroom: The apartment features a spacious bedroom with built-in robes, providing ample storage and a cozy retreat.-  
Bathroom: A modern bathroom designed with sleek fixtures and finishes ensures comfort and style.-  
Living Area: The open-plan living and dining area offers a versatile space for relaxation and entertainment, enhanced by large windows that flood the interior with natural light.-  
Kitchen: A sleek, modern kitchen equipped with essential appliances, perfect for straightforward meal preparation.  
Prime Location: Situated in the heart of Southbank, this apartment provides easy access to an array of amenities:-  
Cultural Venues: Within walking distance to the Arts Centre, National Gallery of Victoria, and Crown Entertainment Complex.-  
Shopping and Dining: Close to Southgate Shopping Centre, featuring a variety of retail outlets and dining options.-  
Transport: Excellent connectivity with nearby public transport options, including Flinders Street Station and multiple tram lines.  
Estimated Rental Return: \$470 - 480 per week  
Contact Information: For further inquiries or to arrange a viewing of this property, please contact Sahil Kakar and Russell Evans from Empyrean Realty.  
Due Diligence Checklist for Residential Property

Buyers: <http://www.consumer.vic.gov.au/duediligencechecklist> NOTICE: While the vendor, agent, and agency have diligently strived to ensure the accuracy and truthfulness of the provided information, they assume no liability and hereby disavow any responsibility for errors, inaccuracies, or misrepresentations present within. Prospective buyers are advised to conduct their own investigations to authenticate the information presented herein.