

**2204/109 Clarendon Street, Southbank, Vic 3006**



**Apartment For Sale**

Tuesday, 25 June 2024

2204/109 Clarendon Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Max Hui

0381020200

## **\$560,000 to \$615,000**

This is the one you've been waiting for! A thoroughly spacious light and bright 22nd floor apartment, situated in one of the most convenient locations in Southbank. A celebration of gleaming Port Philip Bay and district vistas, fantastic use of space with no compromise on size or style. Full-length windows maximise the natural sunlight throughout the open plan living area and bedrooms, making for a warm and welcoming space. Double glazed windows installed for both bedrooms. A sunny balcony is the perfect place to take in the glimmering water views. A perfectly gourmet kitchen features stone benchtops, quality appliances including gas stovetop and no shortage of cupboard space. The master suite showcases generous mirrored built in robes, picturesque views and a modern private ensuite. The second bedroom is generous in size and equipped with floor to ceiling windows and built in robes. The main central bathroom features European laundry facilities. Bonus features include a secure car space on title, security intercom and reverse cycle heating and cooling. Clarendon Towers offers residents the luxuries of a gymnasium, pool spa, conference room and building concierge. The sought-after location provides the utmost in convenience: walk to the city, Southern Cross Station, Crown Casino, South Melbourne Markets, Clarendon Street, South Wharf and Southbank Promenade, whilst it is central to wonderful new green space and pedestrian friendly amenities due for completion this year. A tram stop is ideally located at your door, taking you across from beach to city. It provides easy access to Melbourne's freeway network, whilst enjoying close proximity to bars, restaurants, shopping, cafes, gardens and public transport.