

# 2211/1 Balston Street, Southbank, Vic 3006

## Apartment For Sale

Thursday, 11 July 2024

2211/1 Balston Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Sunday Hu  
0396978888



Anneliese Taubitz  
0396978888

**\$650,000 - \$680,000**

\* Photo has been virtual staged. Set to perfection 22 floors high in the sought-after Southbank Central complex, this impeccable 2 bedroom, 2 bathroom apartment is a breathtaking blend of designer quality and light-filled luxury. Head downstairs and this is central living by name and nature! Simply stroll to Boyd Community Hub, Melbourne Square Woolworths, South Melbourne Market, Crown, riverside dining and South Melbourne Primary School. The amount of sun-drenched space on display will exceed expectations from the very first step inside. Roomy open-plan living and dining is complemented by an L-shaped kitchen showcasing smooth stone surfaces, mirrored splashback, soft-closing cabinetry, a Fisher and Paykel dish-drawer and high-performing Miele appliances including an integrated microwave and a 4-burner gas cooktop. Slide open floor-to-ceiling glass and relax or entertain on a northeast-facing balcony with commanding city skyline views to your left and the Royal Botanic Gardens and Dandenong Ranges to your right. A perfect pair of generously sized bedrooms are filled with natural light, serviced by mirrored built-in robes and fully tiled bathrooms with stone detailing. The master suite is enriched by a sunlit study nook, ideal for working from home. Special features include secure parking, European laundry, ducted heating and cooling, double glazing, slimline Venetian and roller blinds, and a video intercom system. Southbank Central is celebrated for an economical 6.5 star energy-efficiency rating, high-speed lifts, a 24/7 concierge in a plush foyer, and resort-style use of a 25m indoor heated pool, well-equipped fitness centre, a pair of BBQ terraces and a recreation room with lounge, television and dining facilities. Inspect with confidence! Outgoings: Council Rates: \$402.50 per quarter approx. Water Rates: \$166.60 per quarter approx. Owners Corporation Fees: \$1,058.56 per quarter approx. \* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.