

**242/88 Kavanagh Street, Southbank, Vic 3006**

**Apartment For Sale**

Sunday, 23 June 2024

242/88 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 92 m2**

**Type: Apartment**



Kikki Chang  
0396978888



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0396978888

**\$648,000 - \$698,000**

Overflowing with natural light, this impressive 2 bedroom, 2 bathroom apartment will instantly inspire with the amount of space on offer. Head downstairs and explore the best of Melbourne so close to the CBD, Crown, Melbourne Square Woolworths, Boyd Community Hub, Southbank Library, the arts precinct and the ever-popular parade of riverside restaurants, cafes and bars lining Southbank Promenade. Spacious open-plan living and dining is underscored by a granite-finished kitchen with a breakfast bar and stainless-steel appliances including an upgraded Bosch dishwasher. Owning a spectacular 24th floor setting in the sought-after Sentinel building, make a seamless connection with a northeast-facing balcony highlighting panoramic views sweeping over the neighbourhood from the MCG to the dramatic beauty of the Dandenong Ranges. Sharing the stunning aspect, the generously sized bedrooms are filled with light, serviced by mirrored walk-in and built-in robes, and a pair of fully tiled bathrooms with the primary one boasting a bathtub. Additional features include secure parking, a storage cage, a Euro-style laundry with a wall-mounted dryer, split-system heating and cooling, double glazing, roller blinds, intercom entry, a helpful concierge and premium access to a heated swimming pool, tennis court, a well-equipped gym and a BBQ terrace. Take action today! Outgoings: Council Rates: \$413 per quarter approx. Water Rates: \$167 per quarter approx. Owners Corporation Fees: \$1,450 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.