

# 2507/118 Kavanagh Street, Southbank, Vic 3006

## Apartment For Sale

Wednesday, 19 June 2024

2507/118 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Yas Sunar

0396978888



Faith Chang

0396978888

**\$460,000 - \$480,000**

A captivating combination of designer style, northern sunlight and stunning river views, this spacious 1 bedroom (plus study zone) apartment is lifestyle, location and luxury all rolled into one! Take a high-speed lift to the ground floor and stroll to Crown, Boyd Community Hub, the vibrant arts precinct, riverside restaurants lining Southbank Promenade, South Melbourne Market and a two-storey Woolworths directly across the road. This is truly living! Roomy open-plan living and dining is underscored by an L-shaped kitchen boasting stone surfaces, a mirrored splashback and stainless-steel appliances including an integrated microwave, 4-burner gas cooktop and a Fisher and Paykel dish-drawer. Sensationally set on the 25th floor of the popular Epic complex, an undercover balcony attracts northern light and highlights spectacular views of the Yarra River and neighbouring skyscrapers. The generously sized and light-filled bedroom shares in the aspect, superbly serviced by mirrored built-in robes and a fully tiled bathroom with a stone-topped vanity. Additional features include secure parking, laundry capacity, a study nook, ducted heating and cooling, double glazing, roller and slimline Venetian blinds, recessed down-lighting and intercom security. Graced with an average 8 star energy-efficiency rating, Epic comes complete with a 24-hour concierge and resort-style use of a heated indoor pool, a well-equipped gym and a tennis court. Inspect with total confidence! Outgoings: Council Rates: \$285.00 per quarter approx. Water Rates: \$175.00 per quarter approx. Owners Corporation Fees: \$1,000.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.