

2702/118 Kavanagh Street, Southbank, Vic 3006

Apartment For Sale

Saturday, 29 June 2024

2702/118 Kavanagh Street, Southbank, Vic 3006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 86 m2

Type: Apartment



Kikki Chang
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Sunday Hu
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\$598,000 - \$657,800

A stylish offering graced with breathtaking bay views, this sleek 2 bedroom, 2 bathroom apartment truly rises above the pack in a central Southbank position. Take an easy stroll to Crown, South Melbourne Market, riverfront restaurants, the Royal Botanic Gardens, the arts precinct, Boyd Community Hub, Southbank Library, South Melbourne Primary School and Melbourne Square Woolworths across the road. Spacious open-plan living and dining is complemented by a streamlined kitchen with stone surfaces and high-quality Miele appliances including the integration of a full-sized dishwasher. Perched 27 floors high in the prized Epic complex, step outside to a full-width balcony for a closer look at the blue-water beauty of the bay in an alfresco setting of pure indulgence! Both mirror-robed bedrooms are generous in size and filled with natural light, superbly serviced by a pristine pair of fully tiled bathrooms. The apartment is further enriched by the addition of a sizeable study nook featuring a similar spectacular outlook to the balcony. Take full advantage of secure parking, a laundry nook with a washing machine and dryer, ducted heating and cooling, double glazing, roller and slimline Venetian blinds, recessed down-lighting, and intercom entry. Featuring a money-saving 8-star energy-efficiency rating, Epic enjoys world-class facilities including a 24/7 concierge in a chic foyer, high-speed lifts and resort-inspired amenities including a heated indoor pool, a well-equipped gym and a tennis court. Your search ends here! Outgoings: Council Rates: \$300.00 per quarter approx. Water Rates: \$167.00 per quarter approx. Owners Corporation Fees: \$1,150.00 per quarter approx.* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.