

**2706/118 Kavanagh Street, Southbank, Vic 3006**

**BONN.**

**Apartment For Sale**

Thursday, 11 July 2024

2706/118 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 70 m2**

**Type: Apartment**



Trent Bonnici  
0402670441

**\$640,000 - \$658,000**

With the Crown Entertainment Complex and an exciting array of vibrant restaurants & bars right at its doorstep, the Epic residential building is one of Southbank's most sought-after lifestyle addresses. Positioned on the 27th floor and taking in panoramas as far as the eye can see, this stylishly appointed 2-bedroom, 2-bathroom apartment is the perfect opportunity to immerse yourself at the heart of it all – simply move in and soak up everything this enviable inner-city locale has to offer. Flooded in abundant sunshine and warmth thanks to banks of floor-to-ceiling windows, the modern accommodation is open plan in design and includes a spacious living/dining area with city-view balcony, a sleek streamlined kitchen with quality appliances and two robed north-facing bedrooms, including the master with ensuite. An equally stylish main bathroom is also offered and conceals a European-style laundry. Also included are heating/cooling, a dedicated study area with desk, secure intercom entry and lift access to the 1st parking space as soon as you enter the secure car park. With an on-site pool, gym and tennis court adding to the building's enormous appeal, this is an unbeatable opportunity to invest in a dynamic inner-city locale. South Melbourne Market is just minutes away while the Royal Botanical Gardens, Arts Precinct and CBD are all close by for endless enjoyment or an easy workday commute.