

**295/22 Kavanagh Street, Southbank, Vic 3006**



**Apartment For Sale**

Wednesday, 10 July 2024

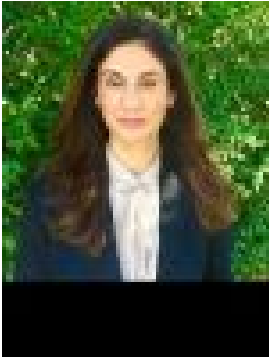
295/22 Kavanagh Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Thoraya Jeena  
0481226688

**690,000-\$730,000**

EXPERIENCE THE EXCLUSIVITY OF RESIDING the prestigious 29th Floor in your very own opulently designed apartment, situated in a sensational location. Immerse yourself in the vibrant atmosphere with convenient proximity to an array of attractions. Explore your new neighbourhood with an easy stroll to the NGV and the arts precinct, the beautiful Royal Botanic Gardens, and children playground across the street. Enjoy the riverside bars, restaurants, and cafes along Southbank Promenade, indulge in the entertainment offerings at the Crown Entertainment Complex. Discover charming cafes, boutique shops, and excellent transport links. Delight in the cosmopolitan delights of Melbourne's CBD.

**ACCOMMODATION** Basking in natural light, the apartment boasts a westerly aspect The expansive open plan living and dining area embraced by floor to ceiling windows effortlessly captures the sunlight. Step onto the private balcony and be mesmerised by the fabulous vistas of Port Phillip Bay and the Southbank Skyline offering the perfect spot to unwind and observe the world go by. The generously proportioned kitchen offers stone benchtops, ample storage and great appliances that are sure to inspire the most discerning Master Chef. Two Queen size bedrooms, featuring floor to ceiling windows, mirrored robes in the second bedroom. While the main bedroom has a full size ensuite bathroom and walk-in robes. Completing the package is the sparkling central bathroom, featuring a luxurious bath tub along with European laundry facilities.

**SPECIAL FEATURES INCLUDE.** This exceptional residence offers a range of special features to enhance your living experience. Benefit from the convenience of a secure car space. Stay comfortable year-round with reverse cycle heating and cooling in the living area. Enjoy peace of mind with secure intercom entry into the complex, complemented by an onsite concierge. The resort-style amenities provided include an indoor pool and gymnasium allowing you to indulge in a luxurious lifestyle.

**CONTACT THORAYA JEENA 0481 22 66 88 YOUR TRUSTED TOORAK AGENT FOR FURTHER INFORMATION** (Although every care has been taken in the preparation of the information above, we stress particulars herein are for information purposes only, and do not constitute representation by the Owner or the Agent.)

**DUE DILIGENCE CHECKLIST** <https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>