

**302/263 Franklin Street, Melbourne, Vic 3004**

**Apartment For Sale**

Friday, 5 July 2024



302/263 Franklin Street, Melbourne, Vic 3004

**Bedrooms: 1**

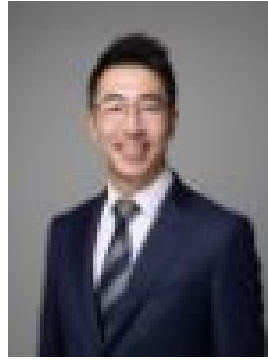
**Bathrooms: 1**

**Type: Apartment**



Keith Chan

0410234188



Kay Lim

0398188991

## **Auction \$260,000-\$280,000**

Positioned directly opposite the iconic Queen Victoria Market and the green expanses of Flagstaff Gardens, this one bedroom, one bathroom apartment is soaked in northern sun and finished to elite standards throughout. With luxury and lifestyle at the forefront, and appealing to market entrants and savvy investors, modern spaces reveal light-filled, open-plan living/dining, sleek kitchen flaunting Smeg appliances, stone surfaces and integrated fridge/freezer, split system heating/AC and private balcony. A prized opportunity surrounded by the best Melbourne has to offer, a stone's throw to Flagstaff train station, RMIT, Melbourne University, and the finest cafes and restaurants in the area. Disclaimer: We have in preparing the content used our best endeavours to ensure that the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist> Areal Property's in-room auctions, held at 33 Camberwell Rd, Hawthorn East, VIC, 3123, allow both in-person and online participation. We retain the right to withdraw properties without prior notice. Auctions start promptly at 6:00 PM, and registration with the property's sales agent is required for participation. All auctions adhere to Sale of Land (Public Auctions) Regulations 2014. For further details, please contact Areal Property.