

# 42/33 La Trobe Street, Melbourne, Vic 3000

## Apartment For Sale

Wednesday, 26 June 2024

42/33 La Trobe Street, Melbourne, Vic 3000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Yas Sunar

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Jenny Huo

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**\$598,000 - \$655,000**

Rising high above the pack in the top end of town, this spacious 2 bedroom apartment is a perfect match for first home owners and astute investors searching for reliable returns in a prime position. The highly valued address is footsteps from lush Carlton Gardens, the free tram zone, world-class universities, Chinatown eateries, QV shopping, Asian groceries, the State Library, Parliament trains, the theatre district and all the vibrancy of Queen Victoria Market. Vast open-plan living and dining is complemented by a chef-ready kitchen graced with a breakfast bar, updated cabinetry and sparkling stainless-steel appliances. Freshly painted throughout on the fourth floor of the tightly held CityGate complex, step outside to a sheltered east-facing balcony showcasing a treetop aspect towards Carlton Gardens greenery, while capturing the warmth of morning sunlight. The generously sized and robed bedrooms are naturally lit and peacefully separated by the living space with the main bedroom showcasing walk-in robes and plenty of space for a study zone, while the gleaming bathroom boasts a shower over a bathtub. Comprehensive features include secure undercover parking, a Euro-style laundry with a wall-mounted dryer, separate WC, split-system heating and cooling, additional panel heating, timber flooring and brand-new roller blinds. CityGate comes complete with video intercom entry, lift access and exclusive use of a tennis court, well-equipped gym, showpiece pool and a BBQ courtyard. Act quickly as this sun-drenched retreat will be popular! Outgoings: Council Rates: \$420.00 per quarter approx. Water Rates: \$148.00 per quarter approx. Owners Corporation Fees: \$1,335.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.