

505/639 Little Bourke Street, Melbourne, Vic 3000



Apartment For Sale

Sunday, 23 June 2024

505/639 Little Bourke Street, Melbourne, Vic 3000

Bedrooms: 2

Bathrooms: 1

Type: Apartment



Stephen Azzopardi
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Andrew Migliorisi
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PRIVATE SALE | \$380,000 - \$410,000

A brilliant entry into the area or blue-chip addition to any property portfolio, this popular stadium apartment security building centrally located to the CBD is a winning choice either way with its desirable design & impressive inclusions. Features Include: • Two double bedrooms both including mirrored built-in robes • Kitchen complete with ample cupboard space, gas cooktop, electric oven, range hood and dishwasher • A versatile open-plan kitchen, meals and family area leading out to a balcony • Central bathroom with shower over the bath • Electric heating, high ceilings, high efficiency heat pump water system, European laundry, intercom, lift access, secure foyer entry and storage cage • The potential rental income is \$26,592.86 per annum (\$510.00 per week) with always a strong demand for this location Centrally located within footsteps to Southern Cross Station, DFO shops, a host of trams and laneway cafes. In addition, it is placed within walking distance of Crown Entertainment Complex, the Docklands precinct, Marvel Stadium, Southbank restaurants and universities. Internal: 58m² (approx.) External: 3m² (approx.) Total Area: 61m² (approx.) For more information or to make an appointment to inspect the property please call Andrew Migliorisi on 0432 526 844. Alternatively, if you or your family are considering selling a property or if the purchase is dependent on the current value of an existing property, I'd be more than happy to offer you a current realistic free market appraisal. (Photo ID is Required at all Open For Inspections, Prior to Entry) At YPA Caroline Springs "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent/agency. Garden images are artist's impression and are for illustrative purposes only.