

6/91 Dodds Street, Southbank, Vic 3006



Apartment For Sale

Friday, 12 July 2024

6/91 Dodds Street, Southbank, Vic 3006

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 115 m2

Type: Apartment



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\$895,000 - \$965,000

• Boutique Low-Rise Apartment Complex • Total Internal Size 115m² • Large-Scale Two-Level Apartment • Light-Giving Void and Towering Ceilings • Completely renovated 2nd floor with floorboards, custom robes and ensuite • Two Additional Bedrooms with Heating/Cooling and Full Second Bathroom • Extended Balcony with Stunning CBD Views • Euro Laundry, Heating & Cooling plus Extra Roof Storage • Residents Pool, Gym, Tennis Court and BBQ Facilities • Secure Undercover Car Park on Title (Not Stacker Parking) • Resident Parking Permit Available for Additional Parking (apply directly to the City of Melbourne) • Available with Vacant Possession

Boasting an outstanding split level floorplan in a peaceful and charming location that is unique in Southbank, this delightful 3 bedroom, 2 bathroom apartment is inner city perfection! Showcasing quality finishes throughout, a continuous-flow layout across two levels is framed by rich timber flooring, crisp white walls and soaring ceiling heights. Complemented by a sun-soaked balcony with mesmerising CBD outlooks, and anchored by a well-equipped kitchen featuring granite benchtops and premium appliances, food preparation and relaxation never looked so effortless. Ascend the stairs to your palatial 5.2m x 3.9m master retreat which has been fully renovated with premium materials starting with the timber flooring, custom built-in robes and a stunning ensuite with a twin vanity, stone countertop, floor-to-ceiling tiling and exquisite black fixtures and fittings. Two spacious downstairs bedrooms both come with mirrored built-in robes, heating/cooling convenience and share a fully equipped second bathroom including an over bath-shower and a separate toilet. Other highlights and features include a split-system unit upstairs and downstairs, separate heating in lower level bedrooms, generous roof storage, concealed European laundry, secure intercom entry plus a single car space on title. Southbank Royale complex offers residents exclusive access to a large pool, gym, tennis court and BBQ area. The location is sensational, being close to the cultural pulse of Melbourne with its world-renowned theatres and art galleries, the Royal Botanic Gardens, a great choice of cafes and the vibrant South Melbourne Market. Easy access to public transport, including the St Kilda Road trams to the CBD, Flinders Street Station and also nearby Anzac Station when completed.