

601/118 Kavanagh Street, Southbank, VIC, 3006

Apartment For Sale

Tuesday, 1 October 2024

601/118 Kavanagh Street, Southbank, VIC, 3006

Bedrooms: 1

Bathrooms: 1

Type: Apartment



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Value-Packed Southbank Retreat with Surprising Space

Setting the Southbank standard across a far-reaching floorplan, this immaculate 1 bedroom (plus study) apartment maximises space, accentuates natural light and reveals sweeping views over the neighbourhood. From your doorstep, take an easy stroll to Crown, the arts precinct, South Melbourne Market, Boyd Community Hub, riverside restaurants on Southbank Promenade, and a full-line Woolworths directly across the road. This is the perfect match for investors and first home owners searching for a stylish work-from-home option.

Superbly spacious open-plan living and dining pivots a stone-finished kitchen boasting a mirrored splashback, a Fisher and Paykel dish-drawer and quality stainless-steel appliances including an integrated microwave and a 4-burner gas cooktop. Owning an east-facing sixth floor position in the highly prized Epic complex, step outside to a full-width balcony capturing morning sun and showcasing a stunning outlook sweeping over the neighbourhood. The generously scaled and mirror-robed bedroom is filled with light, serviced by a pristine two-way bathroom with a fully tiled shower area, stone-topped vanity and laundry capacity with a washer/dryer. A private study completes the picture, ideal for students and working from home.

Additional features include the all-year comfort of ducted heating and cooling, double glazing, slimline Venetian blinds, recessed down-lighting, and an economical 8-star energy-efficiency rating. Epic is graced with a plush foyer, a 24-hour concierge, video security, high-speed lifts, and exclusive use of a heated pool, tennis court, and a fully equipped gym. Inspect with confidence!

Outgoings:

Council Rates: \$261.00 per quarter approx.

Water Rates: \$173.00 per quarter approx.

Owners Corporation Fees: \$919.00 per quarter approx.

* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.