

G10F/8 Elgin St, Carlton, Vic 3053

IN2REALTY.

Apartment For Sale

Saturday, 9 December 2023

G10F/8 Elgin St, Carlton, Vic 3053

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 86 m2

Type: Apartment



Carlo Lorusso

\$510,000 - \$535,000

Love Carlton - Live A Quality Life in Eco-Conscious Building - High-Quality BuilderReady to Move in February 2024Love Carlton? Enjoy the brilliance of a contemporary apartment boasting luxury fittings and features.Brilliant floor plan includes a spacious 21 sqm sun-drenched north-facing terrace spanning the entire living area and both bedrooms.Secure your new two-bedroom residence now, featuring: - Amazing 86 SQM of living - Two balconies (Aspect North) - Terrazzo flooring for wet areas - Oak time floors in living space - Rooftop communal living space - 96 tram stop at your doorstep - Corner Elgin and Nicholson streets - Luxury Lobby entrance - High-end fixtures and fittings - The finest new build in CarltonAn Energy Conscious Building including solar-boosted gas water systems, energy-efficient lighting, stormwater harvesting and recycling to toilets and irrigation, water-efficient fittings and energy-efficient lifts.A quick walk to the University of Melbourne and fantastic cafes in Brunswick Street Fitzroy.The contract date for this property enables the nominated purchaser to achieve specific and significant savings. NOTES: - FHBs pay zero stamp duty - Owner-occupiers (PPR) pay approx. \$1,800 - Prices are buyer-specific, so further investigation is required - Stamp duty for this project is based on the contract dated 10.12.2021 - Receive an additional State Government FHB grant of \$10,000 for FHBs - This information has been carefully completed and is not intended as a warranty or promise as to the correctness of the data. - Interested parties should undertake independent enquiries and investigations to ensure that any details herein are true and correct. - All images are for information purposes only and show artist impressions &/or the display suite. - The estimated settlement date is February 2024Property Code: 2082