

UNIT 315/402-408 LA TROBE STREET, Melbourne, Vic 3000



Sold Studio

Wednesday, 6 March 2024

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Bathrooms: 1

Area: 32 m2

Type: Studio

Contact agent

Step into the timeless elegance of this meticulously renovated art deco gem nestled in the vibrant heart of the city. Originally home to Melbourne's esteemed news printing company, the Empire Building, with its rich heritage dating back to 1928, has been thoughtfully transformed into the coveted Empire Apartments, offering a blend of historical charm and modern convenience for discerning buyers and investors alike. Spanning a generous 32 square meters, this spacious studio exudes character with its preserved art deco features, including a captivating timber and wrought-iron staircase that evokes a sense of nostalgia for residents as they traverse the building—a nostalgic journey complemented by the presence of an elevator for added accessibility. Inside, the studio boasts lofty ceilings adorned with clean art deco detailing on cornices and architraves, creating an atmosphere of refined elegance. Recently re-carpeted, the living area is bathed in natural light, further enhancing its inviting ambience. There's ample space for a full-size queen bed and sofa, and a generous full-height built-in robe. Ceramic tile flooring graces the kitchen which is complemented by European Blanco electric oven and gas cooktop, and Blanco dishwasher. The integrated stainless-steel fridge fits perfectly within the cabinetry. The bathroom is a masterpiece in itself, featuring a luxurious stone bench top and a full-size shower-over-bath with a sleek screen. And premium Caroma ceramic bathroom fittings elevate the luxury factor. The Samsung Washer-Dryer all-in-one is included, too. Being low-rise (just 4 levels), the building rewards its residents with quiet enjoyment day and night. And the residents are mostly owner-occupiers like the vendor, or long-term tenants. Perfectly positioned a mere 50 metres from Flagstaff Train Station and the tranquil Flagstaff Gardens, convenience is at your doorstep—an unbeatable advantage in today's market. And there's Woolworth Metro, Vic Market, and cafes and restaurants at your doorstep. Whether you're seeking a charming urban abode or a savvy investment opportunity, this studio promises versatility and potential. For the savvy investor, the expected rental is \$340-\$360 per week, representing an impressive 8.5% return. With outgoings including council rates at \$120, owners corporation levy at \$505, and water rates at \$50—quarterly (approximately), this offering boasts some of the lowest levies in Melbourne, ensuring exceptional value for money. The owner's corporation and facilities managers keep Empire Apartments looking its best. Don't miss out on the opportunity to own a piece of Melbourne's history, seamlessly melded with contemporary comfort and convenience. Enquire now to secure your slice of Art Deco paradise. Private inspections are highly recommended. The property is currently owner-occupied but offered with vacant possession. Vendor Statement available on-demand.