

118/38 Kavanagh Street, Southbank, Vic 3006

Apartment For Sale

Wednesday, 8 January 2025



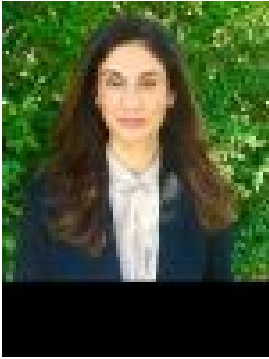
118/38 Kavanagh Street, Southbank, Vic 3006

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Thoraya Jeena
0481226688

\$550,000

Discover the perfect blend of space, convenience, and potential in this exceptional 2-bedroom corner apartment. Situated on the 11th floor, this light-filled residence offers a rare opportunity to create your dream home in one of Melbourne's most vibrant inner-city locations. With a generously sized layout and incredible proximity to world-class amenities, this apartment truly embodies the best of Southbank living.

ACCOMMODATION Expansive open-plan living and dining areas, complemented by floor-to-ceiling sliding doors. A spacious balcony offering stunning views of the iconic Southbank skyline. Well-appointed kitchen featuring appliances, ample bench space, and plenty of storage. Two queen-sized bedrooms, both with built-in mirrored robes, providing style and functionality. A sparkling central bathroom with a shower-over-bath, plus integrated laundry facilities for added convenience. This apartment is neat and tidy, offering an opportunity to add personal touches to transform it into a contemporary inner-city haven. Unlock its full potential with modern upgrades to suit your style and needs.

SPECIAL FEATURES Secure car space Heating and cooling in the living zone for year-round comfort. Secure intercom entry ensuring privacy and security. Access to premium resort-style facilities, including an indoor lap pool, a fully equipped gym, a BBQ area, and a serene central courtyard. Situated in the heart of Southbank, this apartment places you within walking distance of Melbourne's finest attractions: Crown Casino and Entertainment Complex. Southbank's vibrant cafes and restaurants. The Royal Botanic Gardens. Federation Square and the arts precinct. Easy access to all public transport options and major freeways. Melbourne CBD just moments away. Whether you're an owner-occupier looking for a spacious city retreat or an astute investor seeking a prime opportunity, this apartment ticks all the boxes. Its generous proportions, unbeatable location, and resort-style facilities make it a standout choice.

SOME PHOTOS ARE VIRTUALLY STAGED CONTACT THORAYA JEENA 0481 22 66 88 YOUR TRUSTED TOORAK AGENT FOR FURTHER INFORMATION (Although every care has been taken in the preparation of the information above, we stress particulars herein are for information purposes only, and do not constitute representation by the Owner or the Agent.)

DUE DILIGENCE CHECKLIST <https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>