

**209/9 Degraves Street, Melbourne, VIC, 3000**

**Apartment For Sale**

Tuesday, 26 November 2024

209/9 Degraves Street, Melbourne, VIC, 3000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **The New Yorker in the heart of Melbourne**

Reach lofty heights with this New York inspired apartment located within the historic Mutual Building, offering a perfect blend of heritage charm and contemporary living. Recently refreshed with new paint and carpet, this property is a standout opportunity for a first home buyer, astute investor or someone looking for a city base in the heart of the Melbourne's central business and entertainment district.

Key features.

**Loft-Style Design:** Soaring high ceilings in the living area create a sense of openness, enhanced by tall windows and large sills that flood the space with natural light.

**Mezzanine Bedroom:** Elevated for privacy, the mezzanine-style bedroom offers a cozy retreat with a view of the living space below.

**Modern Updates:** Freshly painted and recarpeted, the apartment is ready for its next owner.

**Rare Basement Car Space:** A valuable inclusion in this central location, providing unparalleled convenience.

**Location Highlights:**

Nestled in one of Melbourne's most vibrant precincts, this apartment is just steps from renowned cafes, boutique shopping, cultural landmarks, and excellent public transport connections. Whether it's a quick coffee on Degraes Street or a leisurely stroll to Federation Square, you'll be at the center of it all.

This is the perfect home for professionals, first-home buyers, or investors seeking a distinctive property with timeless appeal and incredible lifestyle benefits.