

4407/618 Lonsdale Street, Melbourne, VIC, 3000



Apartment For Sale

Monday, 18 November 2024

4407/618 Lonsdale Street, Melbourne, VIC, 3000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Harbour View Luxury CBD Apartment

Graced with sweeping water vistas, quality finishes, and a strong sense of space, this designer 2 bedroom, 2 bathroom apartment is positioned to please in the heart of the city. Simply stroll to Southern Cross trains, choice of tram lines, Queen Victoria Market, the wide open spaces of Flagstaff Gardens, Marvel Stadium, supermarket shopping, and a range of universities.

Located sky-high on the 44th floor of the impressive Melbourne One building, discover far-reaching open-plan living and dining area, complemented by a dual-sided, stone-topped kitchen with high-end, stainless-steel appliances and ample preparation and presentation space. Enjoy a commanding balcony with stunning city, Yarra River and Victoria Harbour views, just as spectacular day and night. Both generously sized, mirror-robed bedrooms are serviced by a pristine pair of fully tiled, stone-detailed bathrooms.

Comprehensive features include laundry capacity, ducted heating and cooling, double glazing, a welcoming hallway entrance, recessed down-lighting and video intercom entry. Premium Melbourne One amenities include a 24/7 concierge and exclusive access to an indoor heated pool, a fully fitted gym and a BBQ courtyard. rooftop terrace with breathtaking views of the CBD.

Ideal for owner-occupiers and a golden opportunity for investors, take full advantage of secure parking plus storage cage, Do not delay, inspect today!

Outgoings approx. :

Strata fees - \$1,120 per quarter

Council rate- \$383 per quarter

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. The fixtures, fittings, appliances and services have not been tested and no guarantee as to their functionality or efficiency can be provided. Distances and timings are approximate. Prospect purchasers should independently verify the information contained in this document and refer to the due diligence check-list provided by consumer affairs. Click on the link for a copy of the due diligence check-list:

<http://www.consumer.vic.gov.au/duediligencechecklist>