







Apex of Modern Carlton-Fitzroy Living

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Imagine waking up in a home that encapsulates the best of inner-city Melbourne where contemporary living meets panoramic views. This almost new, architecturally sophisticated residence on Level Two of an exclusive, seven-storey boutique complex is the definition of aspirational living.

Residence Highlights

Step inside your sanctuary and immediately appreciate the uncompromising quality:

- **Designer Finishes:** Be captivated by the rich warmth of Oak Timber Floorboards in the main living area, contrasted by the chic, speckled elegance of Terrazzo Tiles in the bathroom.
- **Stone & Style:** Chefs and entertainers will adore the premium Stone Benchtops throughout the kitchen and wet areas.
- **Private East-Facing Balcony:** Your personal vantage point is perfect for watching the **stunning Melbourne sunrise** with a morning coffee, overlooking the vibrant pulse of Fitzroy's Johnston Street.
- **Secure & Convenient:** Enjoy the peace of mind with a dedicated Secure Basement Car Park and a separate, essential Secure Lock Up Storage

Price	SOLD for $615,000
Property Type	Residential
Property ID	2154
Floor Area	71 m2

Agent Details

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Office Details

In2realty
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IN2REALTY.

Room.

Iconic Level Seven

The building's common area is not just an amenit y, it's an extension of your luxury lifestyle and arguably the best viewpoint in Carlton.

- **World-Class L evel 7 Terrace:** Host unforgettable gatherings against a backdrop of the spectacular Melbourne skyline. I t features direct views South across the historic Carlton Gardens to the CBD and East toward the rolling Dandenong Ranges.
- **E xcellent Facilities:** The space features a BBQ area, a Super-Sized TV Screen for movies/sports, a Full Kitchen, a Private Dining Area, and a quiet Library Area.

Unbeatable Location

Positioned directly on the Nicholson Street tram line, you are literally minutes from the heart of the city and a gentle stroll from the acclaimed dining, cultural, and retail hubs of Carlton , Fitzroy and Collingwood.

Exceptional Cash Flow

For the astute property investor, this apartment represents a compelling financial opportunity:

- **Outstanding Rental Yield:** This high demand property offers a possible **gross rental yield of approximately 6.5%**. This significantly exceeds the typical inner-city Melbourne unit benchmark and with this pricing and location, interest repayments are likely to be lower than the market rental rates. Buyers should consult their financial specialist to review their individual financial positions.
- **Low Holding Costs:** Combined with **exceptionally low Body Corporate fees**, this modern, in-demand residence is engineered for superior cash flow and long-term financial performance.

A MUST-SEE: This is more than just an apartment; it's a lifestyle upgrade and a strategic investment. Don't miss this rare chance to secure a high-performing asset in one of Melbourne's most desirable locations.

Don't just live in Carlton, command the view and the yield.

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