

**\$440,000**

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📍 236/70 Nott Street PORT MELBOURNE VIC



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## Bright, modern, and steps to the beach

Embrace lively and relaxed waterside living with this light-filled and ultra-modern Nott Street apartment! Steps to the scenic beach and Bay Street shops, this immaculate residence is sure to impress all!

Located on the 2nd floor of a secure complex with access from both the private Nott Street and more vibrant Bay Street, this flawless pad has both owner-occupiers and investors in mind.

Adore the wonderful natural light which flows through so much of the apartment, with striking timber floors a feature of the central living zone as well as the functional and sleek kitchen.

A private balcony gives you a laidback outdoor space to enjoy after work cocktails or morning coffees, while a wealth of other contemporary creature comforts truly makes this a property to covet.

- Love the open plan feel of the lounge and dining zone
- Stylish stone kitchen equipped with quality Miele appliances
- Sizeable and relaxed bedroom with mirrored BIR
- Bathroom with sleek splashback and laundry facilities
- Reverse cycle heating and cooling, secure car space

Love being a stone's throw to the iconic Bay Street which has brilliant eateries and specialty shops, while you're also near Lagoon Reserve, South Melbourne attractions, and light rail to the CBD.



**Hannah Richards**

*Sales Consultant, VIC*

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