

\$350,000 - \$370,000

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306/20 Reeves Street CARLTON VIC



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Lifestyle perfection!

Set to impress on the third floor of the sophisticated Viva complex, this elegant 1-bedroom apartment stands out in style with modern finishes, designer touches and an inner-city location of true convenience.

Discover the air-conditioned comfort of spacious open-plan living and dining underscored by a stone-topped kitchen featuring a mirrored splashback and a high-end Bosch dishwasher.

Basking in the all-day warmth of northern sunlight, step outside to an undercover balcony boasting relaxed neighbourhood views, ideal for an after-work drink or entertaining family and friends.

- 1 large bedroom with mirrored built-in robes
- Sparkling bathroom with mirrored cabinetry and a laundry nook
- Inviting hallway entrance
- Split system heating and cooling
- Sleek timber flooring
- Double roller blinds
- Intercom entry and lift access
- Shared central garden and a BBQ terrace
- Convenient undercover parking
- Secure video intercom entry and lift access

Step outside and stroll to Melbourne University, Princes Park, Rathdowne Village cafes, Lygon Street restaurants and city-bound trams and buses. Investors will appreciate the value and market entrants will purchase with certainty.

For more information, please contact Anthony Inglese today.

3 x LITTLE THINGS WE LOVE

1. Melbourne University

Walk to a world-class education

2. Lygon Street

Iconic dining with cafes, bars and restaurants

3. Cinema Nova

Stroll to quality cinema and cocktail bar

Disclaimer:

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inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.



Anthony Inglese

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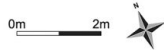
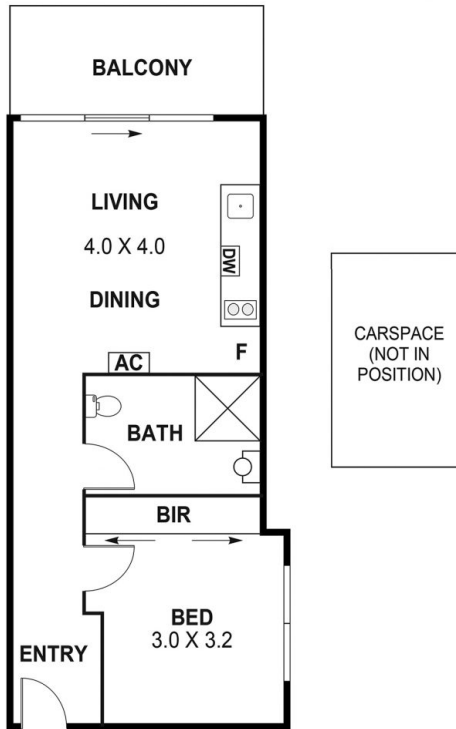
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This floor plan is intended as a guide only. Layout dimension are approximate only.
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