

**\$600,000**

🏠 2

🚗 2

🚗 1

📍 7/2a Baillie Street NORTH MELBOURNE VIC



**\$600,000**

🛏 2 🚿 2 🚗 1



📍 7/2a Baillie Street NORTH MELBOURNE VIC

## The size will surprise!

A supersized showcase of low-maintenance living, this first-floor 2-bedroom, 2-bathroom apartment is enhanced by a highly desirable neighbourhood close to the village-style atmosphere of Errol Street and just moments from the CBD.

The air-conditioned joys of open-plan living and dining stretches out in the natural light, complemented by a stone-topped kitchen with a breakfast bar, Smeg cooktop and a full-sized dishwasher.

Boasting wide-ranging appeal for both owner-occupiers and astute investors, the sheer amount of indoor/outdoor space will impress. Step outside to an oversized and sheltered terrace, elevated over the neighbourhood in commanding fashion.

- 2 large, robed bedrooms with panel heating, main with walk-in robes, ensuite and terrace access
- Central bathroom with a sparkling shower over a bath
- Sizeable laundry nook with a sink
- Split-system heating and cooling
- Slimline Venetian blinds
- Recessed down-lighting
- Intercom entry
- Secure undercover parking
- Low-rise complex

Venture downstairs and stroll to Melbourne University, the hospitals precinct, Errol Street cafes, Royal Park and all the fresh produce of Queen Victoria Market. This prime address also enjoys key zoning to nearby University High and North Melbourne Primary Schools. Your search stops here!

For more information, please contact Anthony Inglese today.

### 3 x LITTLE THINGS WE LOVE

1. University High School  
Short stroll for a quality education
2. Errol Street  
Walk to vibrant cafes, bars and shopping
3. Royal Park  
Acres of wide open greenery to explore

#### Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not

**\$600,000**

🏠 2

🏡 2

🚗 1



📍 7/2a Baillie Street NORTH MELBOURNE VIC

---

constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own 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**

*Senior Sales Consultant - Licenced Estate Agent, Auctioneer, VIC*

anthony.inglese@little.com.au

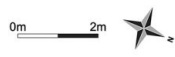
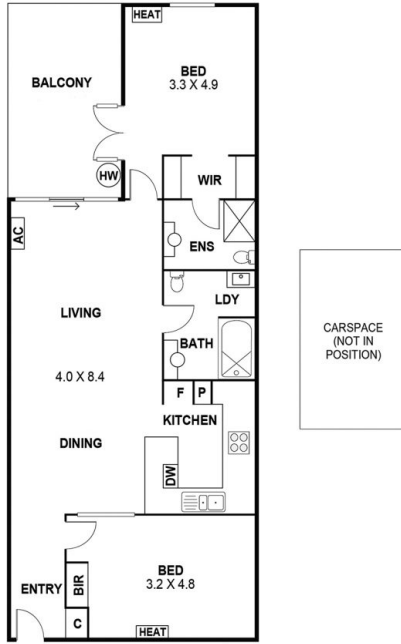
0411 455 878

**\$600,000**

2 2 1



7/2a Baillie Street NORTH MELBOURNE VIC



This floor plan is intended as a guide only. Layout dimension are approximate only.  
No representations or warranties of any nature whatsoever are given or intended.  
Any person using this information should rely on their own enquiries.