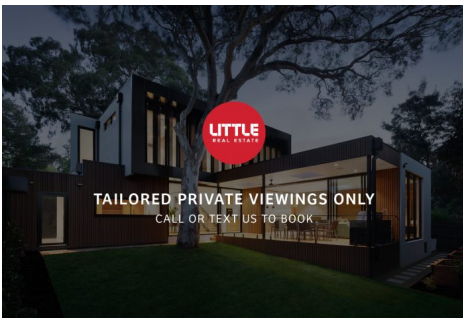


\$380,000 - \$400,000

| 🛏 1 🚿 1 🚗 1



📍 306/8 Bond Street SOUTH YARRA VIC



**\$380,000 - \$400,000**

🛏 1 🚿 1 🚗 1



📍 306/8 Bond Street SOUTH YARRA VIC

## Boutique low-rise luxury

An inviting mix of sunlit sophistication and quality appointments, this designer 1 bedroom apartment offers a very special sense of space, serenity and low-rise luxury metres from all the vitality of iconic Chapel Street. Enter the market or invest with confidence in position perfect!

Beyond a welcoming hallway entrance, discover a streamlined kitchen boasting sleek stone surfaces, a mirrored splashback and the full complement of high-end Smeg appliances including a full-sized dishwasher.

Spacious open-plan living and dining makes a seamless transition to an undercover balcony, ideal for entertaining with a sweeping aspect overlooking the neighbourhood.

- 1 roomy and bright bedroom with wall-to-wall mirrored built-in robes
- Stylish central bathroom with floor-to-ceiling tiles and a stone-topped vanity
- Large Euro-style laundry with a sink and storage
- Light-filled study nook
- Split-system heating and cooling
- Video intercom entry and lift access
- Secure undercover parking plus a storage cage
- Designed by boutique architects McGauran Giannini Soon

So close to the action, explore a feast of cafes, bars and restaurants, the fresh produce of Prahran Market, transport options and all the choice of 670 Chapel and the Jam Factory.

For more information, please contact Andrew McCalman today.

### 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 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.



**Andrew McCalman**

*Senior Sales Consultant - Licensed Estate Agent, VIC*

andrew.mccalman@little.com.au

0428 887 165

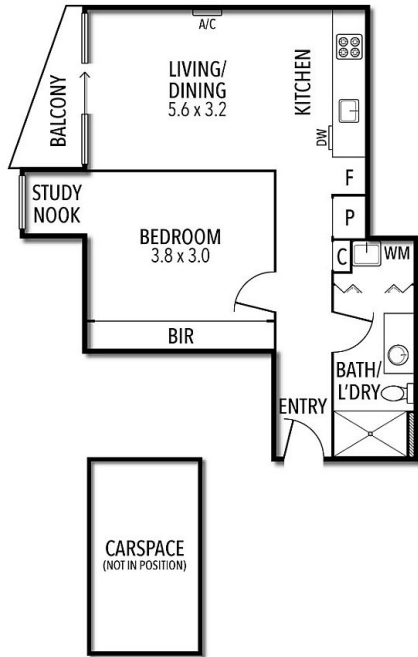
**\$380,000 - \$400,000**

1 1 1



306/8 Bond Street SOUTH YARRA VIC

306/8 BOND STREET, SOUTH YARRA



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY. IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.