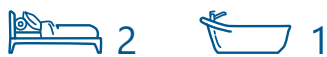




For Sale

Indicative Selling Price: \$430,000 - \$460,000



3306/8 Franklin Street
Melbourne

- Stone-topped kitchen with quality appliances
- View-filled living and dining room with balcony
- Glistening dual-access ensuite and european laundry
- High ceilings and stunning, full-height glazing
- Heating and air-conditioning
- Spacious built-in robes

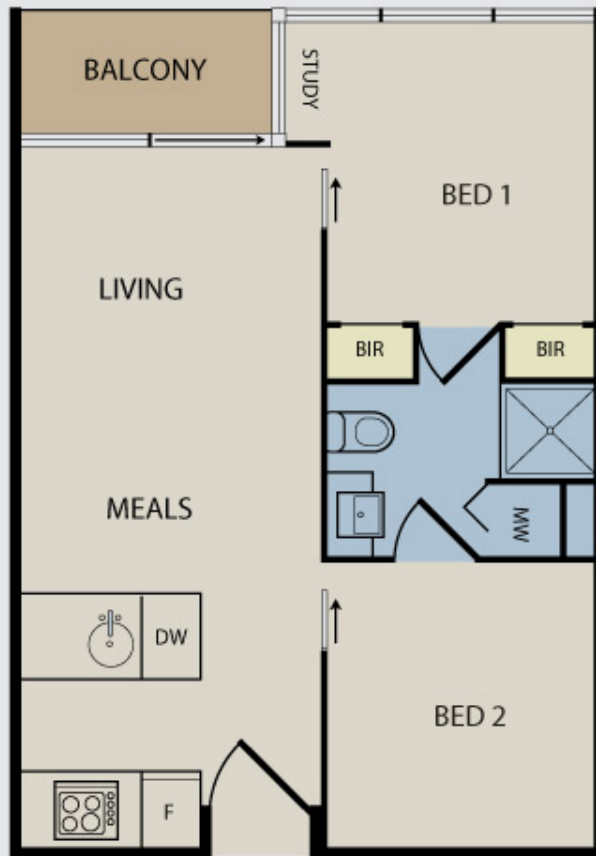


Rita Lin

Sales Executive

0410 603 667

rita@melcorp.com.au



Exceptional views and exclusive surrounds

Within the prestigious Milano Apartments, this balconied 33rd floor residence is a relaxing oasis with a vista that stretches along tree-lined Elizabeth Street and Royal Parade out to the green expanse of Royal Park. The desirable interiors feature a stone-topped kitchen with quality appliances, view-filled living and dining room with balcony, glistening dual-access ensuite, high ceilings and stunning, full-height glazing, heating and air-conditioning, spacious built-in robes and a european laundry.

The resident's facilities have been designed for your comfort and pleasure. A lavish marble foyer with 24 hour concierge and security, fully-equipped gym, tennis court, pool, spa, sauna, cinema, lounge with kitchen and entertainer's alfresco all combine to deliver a premium lifestyle.

Property Information

OC Levies: \$4,429.60pa
Council Rates: \$986pa
Water Rates: \$578pa
Rental Return: \$541pw
Size: 50sqm

Median Sold Price \$540,000

Location: Melbourne
Property Type: Two bedroom
Source: REIV.com.au
Data: December quarter 2016

Comparable Sales

2403A/8 Franklin Street
Melbourne
2 1
Sale Date: December 2016
Sale Price: \$442,000

1908/25 Therry Street
Melbourne
2 1
Sale Date: February 2017
Sale Price: \$430,000

3811/80 Abeckett Street
Melbourne
2 1 1
Sale Date: November 2016
Sale Price: \$490,000

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