



## For Sale

Indicative Selling Price: \$468,000



**3506/8 Franklin Street**  
Melbourne

- Breathtaking secure-access lobby
- Ultra-contemporary, space-saving design
- Gorgeous Melbourne views
- Whirlpool bathtub.
- Close to the heart of the CBD
- Walking distance to QV market

### Agent Contact

**Judy Ooi**

Senior Sales Executive

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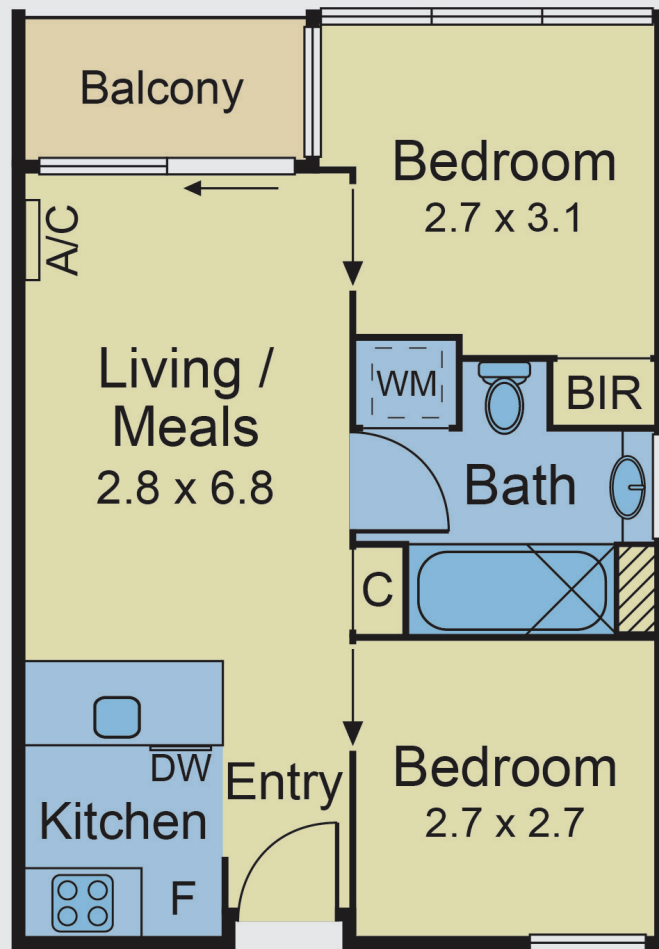
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**Geoffrey Mairs**

Sales Executive

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## Practical apartment on the sub-penthouse floor

A palatial, marble-floored lobby, complete with Grecian fountain, greets guests and residents to this cosy, ultra-sleek CBD apartment. Two bedrooms, both with breathtaking views of the city and beyond, as well as an open-plan living and dining area; all with carpeted floors. The kitchen is fully fitted and cleverly designed to afford maximum space and comfort, and the private balcony is just right for intimate, al-fresco dining. The bathroom, with a covered laundry recess, comes with all the contemporary luxuries including a whirlpool bathtub.

Walking distance from the Queen Vic Market and excitement of Swanston Street, with all the public transport Melbourne has to offer.

### Property Information

OC Levies: \$4,600pa  
Council Rates: \$700pa  
Water Rates: \$726pa  
Rental Return: To be confirmed  
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

1804/8 Exploration Lane  
Melbourne  
🛏️ 2 🛁 2  
Sale Date: April 2017  
Sale Price: \$455,000

1611/25 Therry Street  
Melbourne  
🛏️ 2 🛁 1  
Sale Date: March 2017  
Sale Price: \$458,000

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