

**3/212 Roden Street West Melbourne VIC**

2 2 1

Unfolding across three stunning levels, this extraordinary two bedroom, two bathroom warehouse conversion delivers brilliant city living. With exposed brick walls and a high ceiling immediately introducing a cool, industrial style, the ground floor living room also has a study area and direct entry to the automatic garage. A level above, beautifully proportioned bedrooms with direct bathroom access offer a walk-through robe and built-in robe. Two elegant, fully tiled bathrooms take in an ensuite and a dual entry bathroom hosting a shower, toilet and stone topped vanity with semi recessed basin. Poised on the top level is a generous living, dining and kitchen, featuring a wide balcony and quality appointments. A 900mm stainless steel stove with gas cooktop and fan forced oven, canopy rangehood and dishwasher combine with a mosaic glass splashback, waterfall stone counter and good storage to great effect in the kitchen. Living and dining areas are

**Price** : \$ 1,013,000

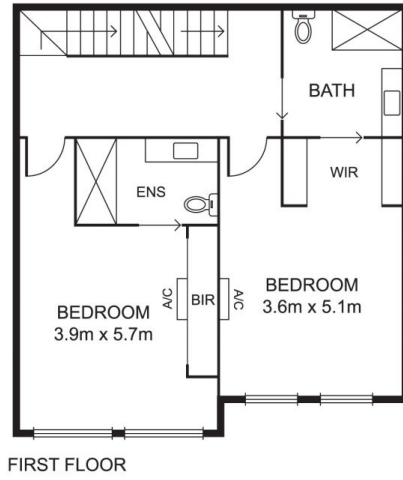
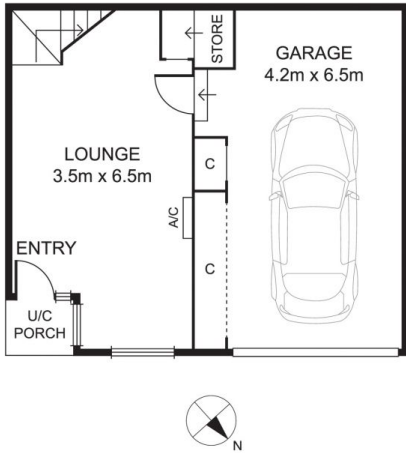
**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/west-melbourne/residential/townhouse/6208790>



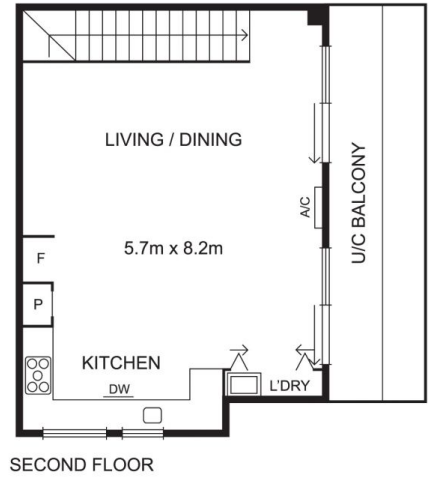
**Charles Bongiovanni**  
03 9326 8883



**Alex Puglia**  
03 9326 8883



FIRST FLOOR



SECOND FLOOR

Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.