



### 9/38 Rankins Road Kensington VIC

1 1

Abutting parkland and just a short walk to Racecourse Road cafes, restaurants and tram, Newmarket Plaza, Macaulay Road eateries and your choice of Kensington or Newmarket railways stations, this single bedroom apartment will certainly please those seeking a city fringe abode with lifestyle benefits. Tranquilly set in a smart block of only twelve, the interior is spacious and filled with natural light. The large living domain features a full width window that permits a great, elevated view of the surrounding area including the nearby city skyline while a favourable northerly aspect illuminates a separate kitchen and a generous bedroom completed with built-in wardrobes and a tidy ensuite bathroom. Split system air conditioning ensures comfort throughout the seasons and the intercom provides secure entry. Strong investor and starter appeal is anticipated.

**Price** : \$ 308,000

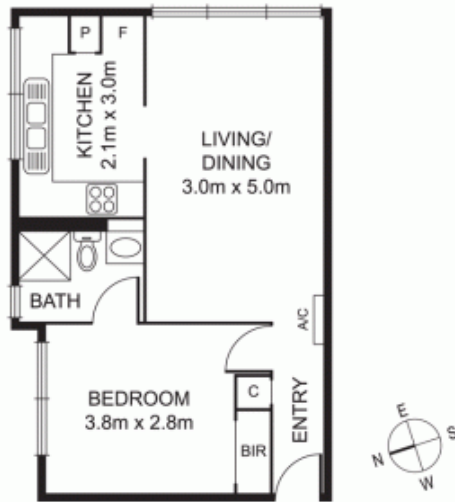
**View** : <https://www.alexkarbon.com.au/sale/vic/north/kenington/residential/apartment/6209165>



**Alex Puglia**  
03 9326 8883



**Charles Bongiovanni**  
03 9326 8883



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.