



**804/179 Boundary Road North Melbourne VIC**

**2**  **1**  **1** 

This architecturally designed two-bedroom apartment ticks all the boxes! Featuring open plan living, designer kitchen with gas appliances, chic stone bench top and glass splashback, whilst a gleaming bathroom and generous sized bedrooms (BIR's) are sure to impress the owner occupier or savvy investor. The property has an existing lease, providing a fantastic annual yield of approximately 4.8%. The property also features reverse cycle heating and cooling, good sized balcony, secure car accommodation and a fully equipped communal gym. Within 100 meters from both tram and train stops, also within easy access to both North & South bound freeway entries, this is an opportunity not to be missed!

Alexkarbon Real Estate Pty Ltd  
241 Union Road, Ascot Vale 3032  
122 Errol Street, North Melbourne 3051

**Price** : \$340,000 - \$360,000

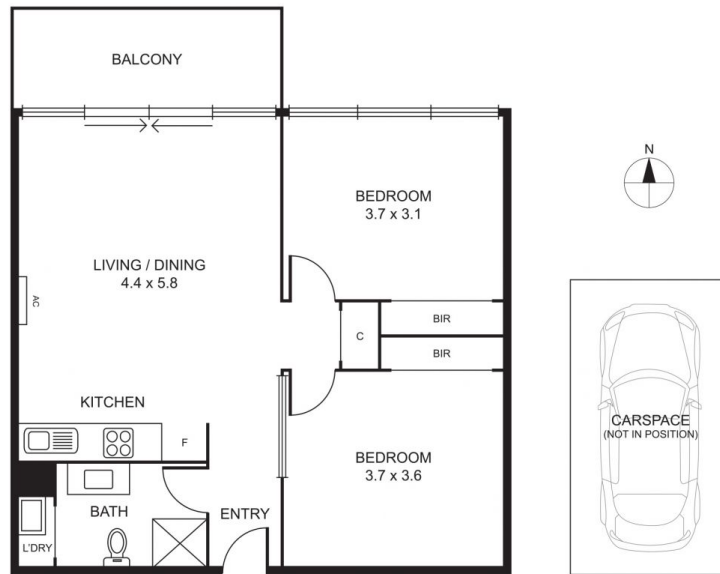
**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/north-melbourne/residential/apartment/6736492>



**Andy Lusi**  
**03 9376 7077**



**Alex Puglia**  
**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.