

**303/89 Roden Street West Melbourne VIC**

2 2 1

Savour a superb city fringe position, sparkling views of the city lights, superior appointments and sublime design from award-winning Elenberg Fraser Architects with this contemporary two bedroom plus study nook, two bathroom apartment. Masterful design shines through from first glance with vertical gardens adding greenery to the building's façade and a smart foyer furthering positive first impressions. The apartment itself opens to immediately reveal the handy study nook and great storage, while bedrooms to the right enjoy city views and access to a long balcony. Quality appliances combine with stone surfaces and built-in banquette seating to distinguish the kitchen/dining/living, which leads to a second balcony, and there are split systems plus OSP. Moments to trams, buzzing Errol Street, Queen Vic Market and Flagstaff Gardens, this is modern living you'll love.

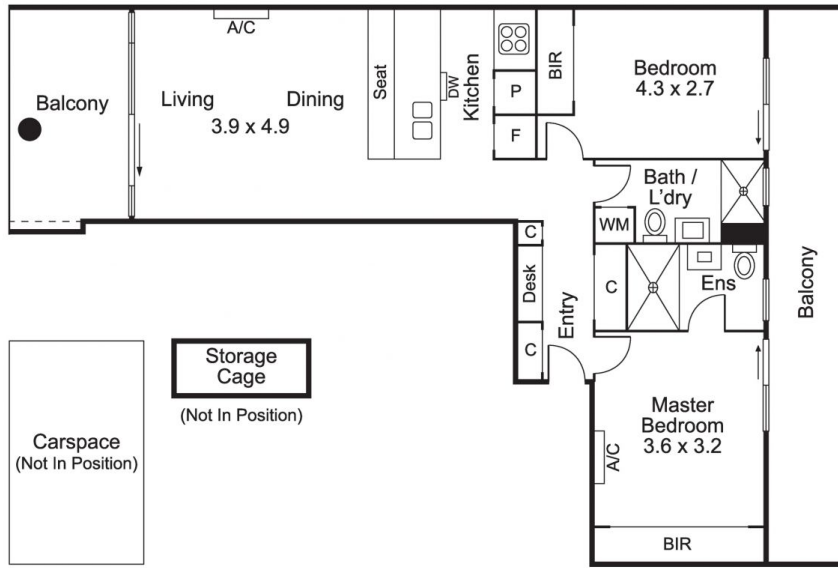
**View :** <https://www.alexkarbon.com.au/lease/vic/inner-city/west-melbourne/residential/apartment/7412929>



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Every care has been taken to verify the accuracy of the net internal area. Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.