



**805/33-39 Racecourse Road North Melbourne VIC**

**2 1 1**

For Sale by Expression of Interest

Presenting sublime sunlight and inspiring city vistas, this easy-living prize delivers functional flow and first-rate fixtures just steps from CBD-bound transport and the blissful expanses of Royal Park.

Presenting a bright and spacious atmosphere, an intelligent interior showcases two sizeable, robe-lined bedrooms, together served by a lavish central bathroom with rain shower. Impressively proportioned, a sun-soaked living/dining domain merges effortlessly with a broad, covered terrace, underpinning the home's year-round entertainment credentials. Featuring stone benches and ample cabinetry, a gourmet kitchen boasts a SMEG oven, induction top, and dishwasher, along with a wide island and breakfast bar.

Cleverly appointed, further highlights include engineered

**Price** : \$420,000 to \$460,000

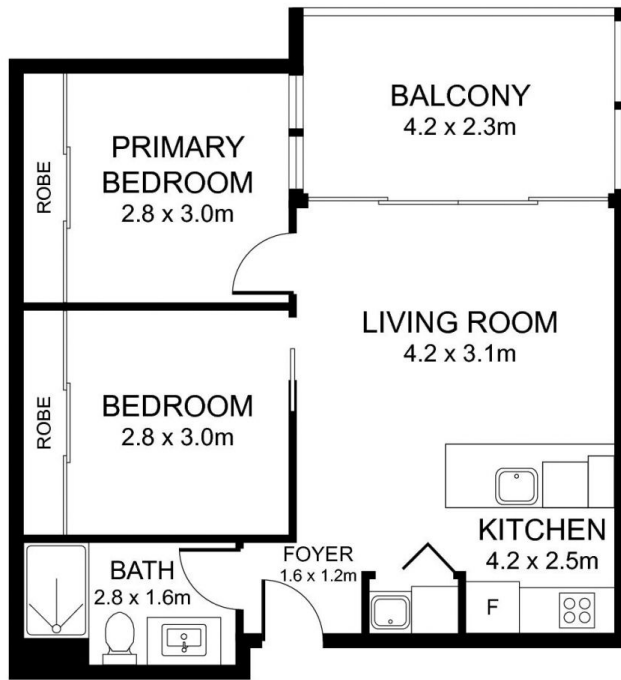
**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/north-melbourne/residential/apartment/7594984>



**Charles Bongiovanni**  
03 9326 8883



**Rebecca Smith**  
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	INT:	51m <sup>2</sup>
	EXT:	10m <sup>2</sup>
	TOTAL:	61m <sup>2</sup>

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