

Property Profile

74/117-121 Rathdowne Street, Carlton



Features owners like

- Large bedrooms, master with walk in robe
- Landscaped communal gardens
- French doors out to balcony
- Indoor heated pool & sauna
- Residents' only BBQ area
- Intercom entry & secure underground parking
- Northern aspect
- Premium position close to CBD, universities & transport
- Live in Resident Manager & active body corporate

Landmarks in the area

- Carlton Gardens
- Royal Exhibition Building
- Melbourne Central Shopping Centre
- State Library of Victoria
- Her Majesty's Theatre
- Princess Theatre
- Parliament House
- St Patrick's Cathedral

Shopping/Restaurants

- Melbourne Central Shopping Centre
- Lygon Street Shops & Cafes
- Bourke Street Mall
- China Town Restaurants

Schools/Colleges

- University High School
- Carlton Gardens Primary School
- Academy of Mary Immaculate
- Princes Hill Primary School
- Holmes Secondary School
- University of Melbourne
- RMIT

Size: 81m² approx. (internal)

Median Apartment Price: \$419,000 (March quarter 2017)

Rental Potential: \$520-550 per week

Gough Partners Owners Corporation Fees: \$1600.70 per quarter approximately

City of Melbourne Council Rates: \$1352.44 per annum approximately

City West Water Rates: \$497.80 per annum

Settlement: 30/60/90 days preferred

Private Sale **\$669,500**

Terri Thompson 0422 676 129
Andrew Lusi 0401 307 711