

Elevated CBD Living With  
Skyline Views and World-Class  
Facilities With 7.5% Approx  
Rental Return



For Sale

2306/639 Little Lonsdale Street, Melbourne VIC 3000



\$398,000 - \$435,000

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### Elevated CBD Living With Skyline Views and World-Class Facilities With 7.5% Approx Rental Return

On the 23rd floor of the coveted West Side Place complex, this sleek one-bedroom apartment pairs premium finishes with a rare, enclosed sunroom that frames sweeping views across the city skyline.

The open-plan living and dining zone is bathed in natural light, with timber flooring flowing through to a well-appointed kitchen featuring stone benchtops, a striking splashback, gas cooktop, Siemens oven and generous storage, including a walk-in pantry. Floor-to-ceiling glazing opens to the sunroom, a glass-wrapped retreat that extends the living space and delivers protected year-round entertaining and relaxation that few CBD apartments can offer.

The generously sized bedroom is privately positioned with plush carpet, built-in robes and additional direct access to the sunroom. A sleek bathroom is finished with floor-to-ceiling tiling and a glass-screened shower, while a concealed European laundry and ducted heating and cooling throughout complete this superb residence.

Life at West Side ...



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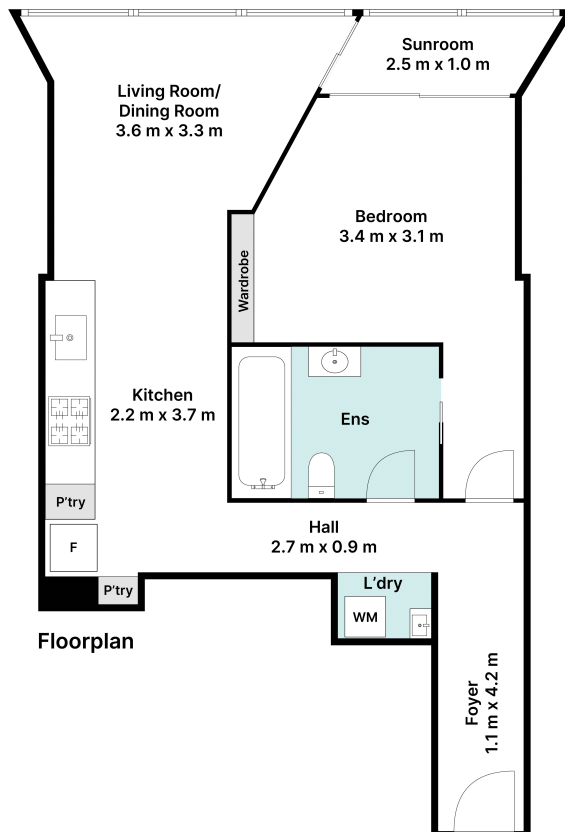
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A/REAL





## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5, Level 1, 494 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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