



A Rare Inner-City Haven – First
Time Offered in 20 Years

For Sale

109/300 Swanston Street, Melbourne VIC 3000



UNDER OFFER!

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Nestled in the iconic QVII precinct, this tightly held one-bedroom apartment is on the market for the first time since 2005 – a rare offering combining low-rise comfort with unbeatable CBD convenience.

Lovingly maintained and thoughtfully designed, the apartment features a spacious open plan living and dining area flowing seamlessly to a sun filled north facing balcony with views of the historic State Library. A generous bedroom, secure basement car park, and an oversized storage cage – one of only a limited few in the building, complete the package.

Unlike many newer builds, this residence reflects enduring quality and solid construction – no surprises here, just peace of mind.

Set just steps from Melbourne Central, trams, trains, and surrounded by leading universities, world-class shopping, cafés and restaurants, you'll enjoy a car free lifestyle with Woolworths at your doorstep.

Whether you're looking for a city base, your first home, or a long-term investment, this is an unmiss...

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HAWTHORN EAST

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MELBOURNE CBD

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

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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