

# A/REAL

Rental Return 7.8% Effortless  
Living With A Modern Vibe &  
Exclusive Facilities



## For Sale

2418/220 Spencer Street, Melbourne VIC 3000

 2  2

\$535,000

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### Rental Return 7.8% Effortless Living With A Modern Vibe & Exclusive Facilities

Striking with its impressive finishes and modern vibe, this stylish apartment is the perfect designer retreat with beautiful views, ideal for market entrants, downsizers and savvy investors.

Sleek contemporary interiors are flooded with northerly light, and offer open-plan living/dining, blending seamlessly with a deluxe stone kitchen including glass splashback, and concluding with a private balcony.

Comfort is enhanced by 2 robed bedrooms, including main with ensuite, stylish bathroom, heating/AC and car space.

Enjoy the convenience of exclusive access to the building's concierge, gym, heated pool, sauna, function room, rooftop garden, rock climbing wall and BBQ courtyard. Positioned for convenience, a leisurely walk to trams, Southern Cross Station, Spencer Outlet Centre, Marvel Stadium, Docklands precinct, Flagstaff Gardens and an excellent choice of cafes, restaurants and entertainment options.

Disclaimer: We have in preparing the content used our best endeavours to ensure t...



**Dave Tang**

Sales Executive

0432 523 853

03 8686 8388

dave.tang@areal.com.au



**Andy Yuan**

Senior Sales Executive, Licensed Estate Agent, Auctioneer

0406 217 388

03 8686 8388

andy.yuan@areal.com.au

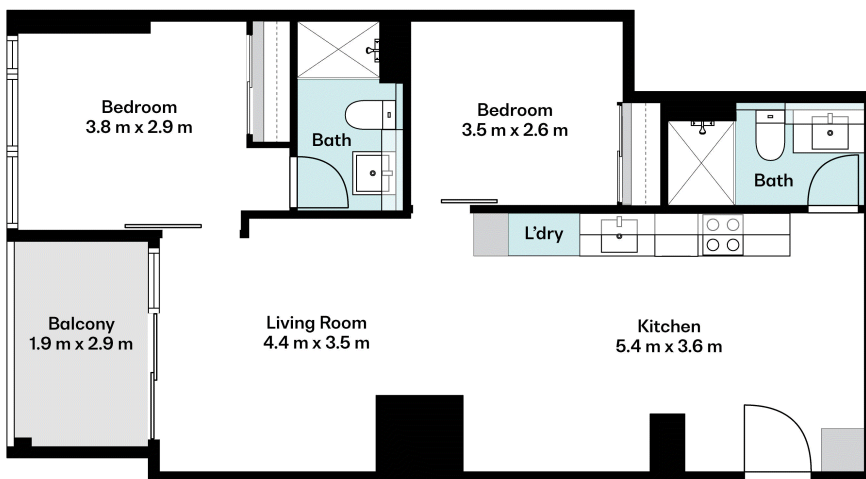


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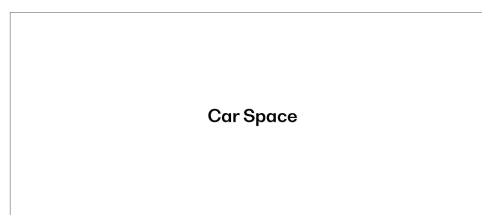




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Living Area: 63m<sup>2</sup>  
Balcony: 5m<sup>2</sup>  
(Approx.)



(Not in Position)

## 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 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

[info@areal.com.au](mailto:info@areal.com.au)

[areal.com.au](http://areal.com.au)