

In-Room/Online Auction |  
Stylish, Stress-free Living  
Opposite Queen Victoria  
Market



For Sale

302/263 Franklin Street, Melbourne VIC 3000



Contact Agent

## For Sale

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### In-Room/Online Auction | Stylish, Stress-free Living Opposite Queen Victoria Market

Positioned directly opposite the iconic Queen Victoria Market and the green expanses of Flagstaff Gardens, this one bedroom, one bathroom apartment is soaked in northern sun and finished to elite standards throughout.

With luxury and lifestyle at the forefront, and appealing to market entrants and savvy investors, modern spaces reveal light-filled, open-plan living/dining, sleek kitchen flaunting Smeg appliances, stone surfaces and integrated fridge/freezer, split system heating/AC and private balcony.

A prized opportunity surrounded by the best Melbourne has to offer, a stone's throw to Flagstaff train station, RMIT, Melbourne University, and the finest cafes and restaurants in the area.

On a fixed term lease until February 2025 paying \$2,564 per calendar month.

#### Outgoings:

Council rates: \$181.59 per quarter (approx.)

Water rates: \$179.16 per quarter (approx.)

Owners Corporation fees: \$1,249.25 per quarter (approx.)

Areal Property's in-room auctions, held at 33 Camberwell Rd, Haw...



## Keith Chan

Sales Executive, Auctioneer

0410 234 188

03 9818 8991

[keith.chan@areal.com.au](mailto:keith.chan@areal.com.au)



## Kay Lim

Sales Executive, Licensed Estate Agent

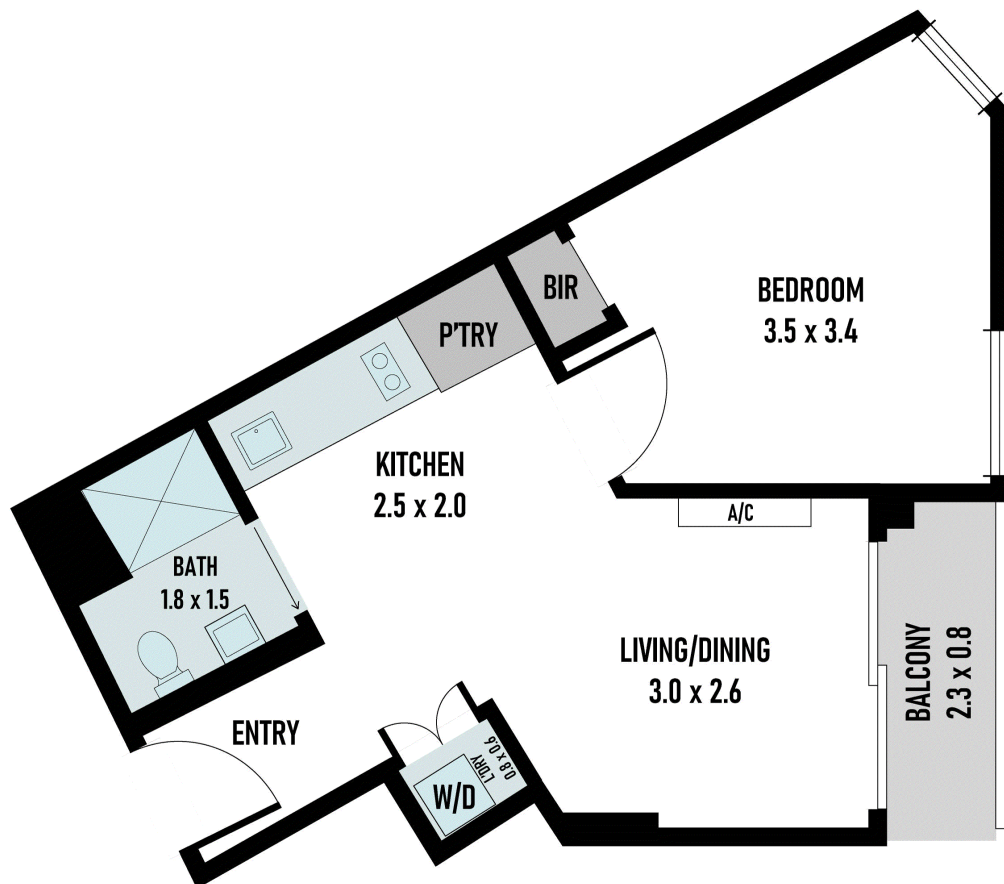
0416 260 421

03 8686 8388

[kay.lim@areal.com.au](mailto:kay.lim@areal.com.au)







## 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)