

In-Room/Online Auction |  
Unmissable Investment  
Opportunity: 8.5% Rental Yield  
in Vibrant Carlton!



For Sale

802/613 Swanston Street, Carlton VIC 3053



Contact Agent

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Live the life of comfort and convenience, this stylish and easy-care apartment set within a popular area of Carlton. Shops, dining options, parks and public transport links are all conveniently located and also close to the University of Melbourne making this a prime choice for students.

This one-bedroom, one-bathroom layout that's sure to impress a variety of house-hunters. From the entry, you are welcomed into the light-filled kitchen, dining and living zone with a glass sliding door that opens to the covered balcony. Stone benchtops and stainless steel appliances, including a gas cooktop, are on offer in the kitchen plus there's both overhead and under-bench storage adding instant appeal.

Split system air-conditioning has been installed in the generous living and dining area with comfortable carpet underfoot and direct access to the entertainer's balcony.

The bedroom is large and also opens to the balcony plus there's a built-in robe adding extra storage. Completing the layout f...



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Sales Executive

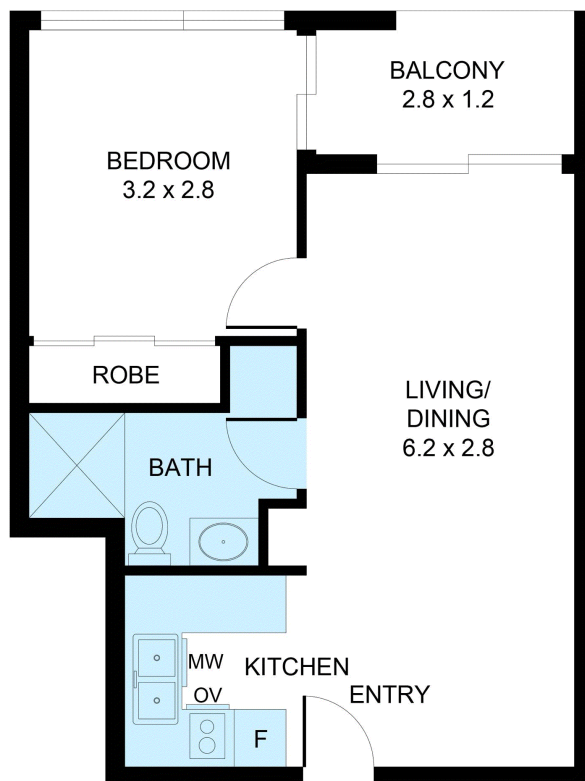
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## HAWTHORN EAST

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## MELBOURNE CBD

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

## NORTH

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## POINT COOK

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

## SOUTH MORANG

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