

Unparalleled city living in the  
heart of Melbourne



For Sale

2403/8 Downie Street, Melbourne VIC 3000

 1  1

\$335,000

## For Sale

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### Unparalleled city living in the heart of Melbourne

Elevated on the 24th floor of the centrally located Eifel complex, this over-sized 1 bedroom, 1 bathroom apartment exemplifies contemporary north-facing living.

The spacious open-plan layout area showcases soft neutral tones, floor-to-ceiling windows and custom finishes, seamlessly connecting to a sleek stone-topped kitchen appointed with stainless steel appliances. Additional features include split system heating/AC, secure entry and a full-width undercover balcony.

Eifel residents enjoy resort-style amenities, including swimming pool, spa, sauna and fully-equipped gym, along with an on-site building manager.

Perfectly positioned to enjoy the very best of Melbourne, this address places you within walking distance of Yarra River parklands, renowned Universities, Degraves Street cafes, Southern Cross Station, Crown Entertainment Complex and the vibrant Southbank Promenade. With free trams at your doorstep, city exploration is effortless.

Disclaimer: We have in preparing the content...



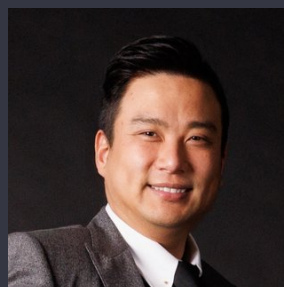
**Dave Tang**

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**Andy Yuan**

Senior Sales Executive, Licensed Estate Agent, Auctioneer

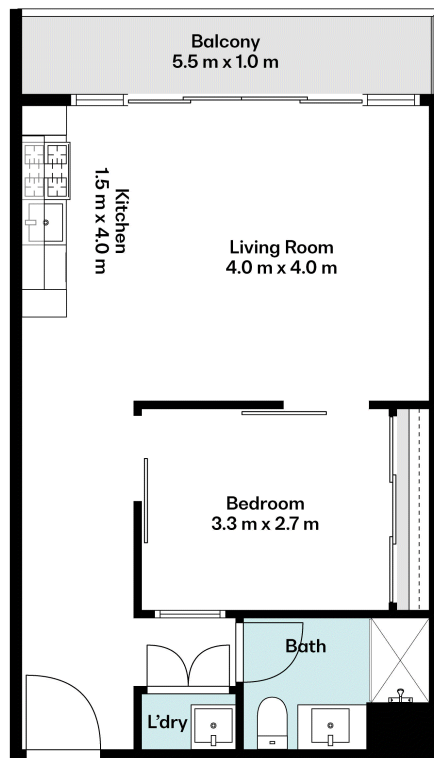
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Living Area: 47m<sup>2</sup>  
Balcony: 6m<sup>2</sup>  
(Approx.)



## 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

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