



5/311 Princes Highway, CARLTON

Best value near new apartment - access via Francis Street

Offering vogue finishes, a northerly aspect and a desirable floor plan, this stunning unit showcases unsurpassed quality. With its generous proportions, open plan living and sizeable balcony, this apartment is ideal for the entertainer. Perfectly positioned on the top floor of this exceptionally well maintained boutique security complex, this quality full brick 2 years young home offers a superior low maintenance lifestyle, just a stone's throw to all amenities. This apartment is ideal for a first home buyer, downsizer or astute investor, with not a dollar to spend.

Other features:

- * 2 large bedrooms with built-in wardrobes (main bedroom with ensuite and other bedroom with access to large entertainer's balcony)
- * Expansive open plan living area with floor-to-ceiling sliding doors allowing for an abundance of natural light thanks to its northerly exposure and access to over-sized entertainers balcony
- * Rental potential of approximately \$530 per week
- * Sound proof double glass sliding doors
- * Large open kitchen with quality stainless steel appliances, stone benchtops and gas cooking
- * Internal laundry
- * Registered secure ca

PRICE GUIDE: \$585,000.00

Area: 118 m2
 Council Rates: \$327.00 p.q.
 Water Rates: \$177.00 p.q.
 Strata Levy: \$2,600.00 p.q.



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