



**Level 1/122/121 Rosslyn Street, West Melbourne**  
**\$488,800-\$528,800**

Property ID: 6691358



**A Rare Gem !**

ALL OFFERS CLOSE ON 07/01/2022

Cleverly designed with flair and attention to detail, with an eye for quality and architectural detail, this very special inner-city residence offers sheer perfection. Accenting the beautiful play of natural light from the massive balcony, the interiors are modern yet calming and inviting in any season. This ambience created with golden blonde timber flooring; crisp designer stone island bench, enhanced by the "state of the art" Miele appliances within a perfect kitchen, adds that luxurious touch to it. The floor to ceiling double glazed window and a sparkling "splash-back" in the kitchen takes the apartment to another level. The massive balcony is just one of a kind. Seeing is believing ! This luxurious outlook creates that peaceful transition from indoor to outdoor living even though you are still within the city. This is truly an entertainers delight and a rare find today.

Other "Exclusive Upgrades" with this apartment :

- Extra Bench/Shelf storage within a very spacious laundry,
- Flexible extra space for a large refrigerator,
- Remote control blinds,
- Island bench top,
- Extra shelves in the living area &
- State of the art Miele appliances.

Not mention the reverse cycle heating & cooling , video intercom, secure access & secure car park. With the amazing ground floor piazza, green/leafy courtyard and resort quality rooftop amenities, there is nothing left to do but move in and enjoy the lifestyle.

Beautifully located on a stunning tree lined Rosslyn Street, with some beautiful Victorian style houses within the street, setting a peaceful and tranquil atmosphere, yet within seconds away from busy Spencer and King Streets, allowing residence of the building to enjoy the best of both worlds.



**Mark Reuben**  
 Principal - Mark Reuben Property  
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**Open**  
 Fri 21 Jan 10:50-11:10am  
 Sat 22 Jan 10:50-11:15am

Ultra-continent with public transport at your doorstep, seconds away from the CBD, a short stroll to Flagstaff Garden, Southern Cross Station, Marvel Stadium and the best of caf?'s, restaurants including the famous "Fuumi2 Cafe" at your very doorstep, while you are spoilt for choice with shopping. What makes this extra special is that you are only 1.2km from North Melbourne primary School, 1.3Km from Uni High, 0.3 Km from Hailebury City Campus and 0.2Km from Simonds Catholic College.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.

**Features**

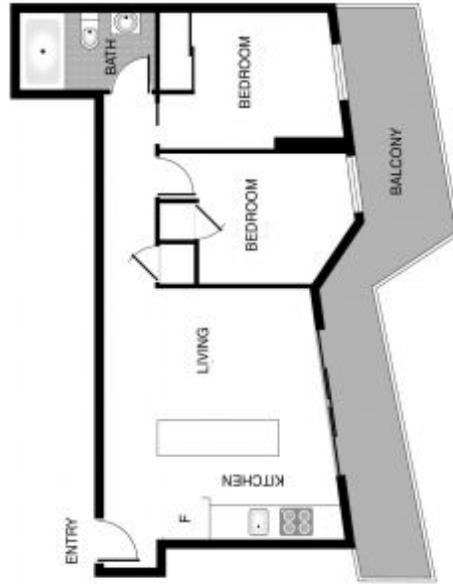
Air Conditioning  
Built-ins  
Close to Schools  
Close to Shops

Close to Transport  
Disabled Access  
Heating  
Living Area

Pet Friendly  
Pool

**MARK REUBEN**  
PROPERTY

122/121 ROSSLYN STREET, WEST MELBOURNE



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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