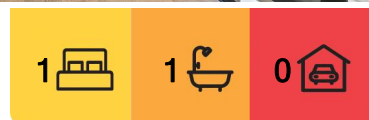


## Melbourne, 2401/33 Rose Lane

### Melbourne CBD High-Rise One-Bedroom Apartment: Elegant and Convenient Urban Living

Introducing an exquisite showcase of sophisticated & convenient inner-city living in the heart of the CBD. Perched high up on the 24th floor, this perfectly-positioned single-bedroom apartment embodies thoughtful design and a modern aesthetic with neutral tones throughout. Featuring stunning timber floors throughout, the open-plan and light-filled living & dining room adjoins a private covered balcony with unobstructed easterly views of Melbourne's cityscape, creating an ideal space for relaxation & entertaining. Also featuring a generously sized bedroom with built-in robes, a sleek galley kitchen equipped with premium European appliances, convenient concealed European laundry, a sparkling central bathroom & reverse-cycle heating and cooling. Building features include secure video-intercom entry, private lift access, bicycle storage, onsite building manager & concierge. Residents of 33Rose Ln enjoy exclusive access to a suite of resort-style facilities, including a 25m indoor lap pool & sauna, a fully equipped gymnasium, study rooms, private dining rooms, and a stunning outdoor garden & BBQ terrace that sets the



**For Sale**  
For Sale: \$320,000-\$350,000

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[ljhooker.com.au/GBUHC2](http://ljhooker.com.au/GBUHC2)

**Contact**  
**Olia Cai**  
0401 084 971  
[ocai.cityresmelbourne@ljhooker.com.au](mailto:ocai.cityresmelbourne@ljhooker.com.au)



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**LJ Hooker City Residential**  
**(03) 9600 2166**

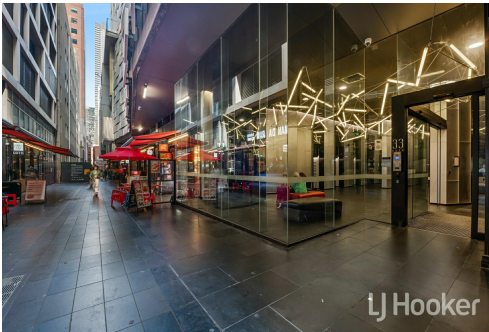
stage for outdoor entertaining & gatherings. The brilliant central location in the heart of Melbourne, promises a vibrant city-lifestyle second to none. Immerse yourself in the abundance of lively laneway cafes, restaurants & bars, and discover the ultimate inner city lifestyle convenience. Enjoy easy access to public transport with Spencer Street trams & Southern Cross train Station right at your doorstep. Also within close proximity to the famous Queen Victoria Market, Flagstaff Gardens, RMIT & Melbourne. Whether you're looking to invest in a prime property or indulge in the joys of inner-city living, 33 Rose Ln offers the best of Melbourne at your doorstep. For any further queries or to book a private inspection, please contact Jerome on 0468 777 716.

## More About this Property

Property ID	GBUHC2
Property Type	Apartment
Including	Ensuite Air Conditioning Alarm Area Views Close to Schools Close to Shops Close to Transport Heating High Clearance

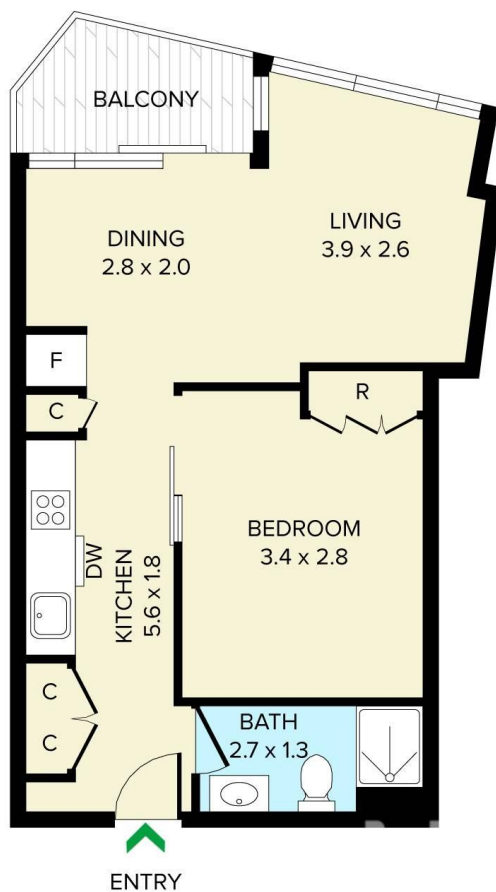
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THIS PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. SITE PLAN REFLECTS APPROXIMATE POSITION OF BUILDINGS ON PROPERTY ONLY AND IS NOT AN ACCURATE REPRESENTATION OF VEGETATION AND OTHER EXTERNAL LANDSCAPE FEATURES. THIS PLAN SHOULD NOT BE RELIED UPON AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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