

## Melbourne, 304/243 Franklin Street

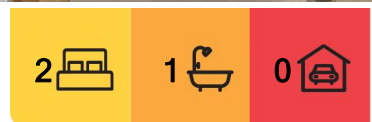
Melbourne, modern Living at Its Best

Imagine never needing a fridge with the iconic Queen Victoria Market just a stone's throw away. This smart one-bedroom plus study apartment offers an ideal lifestyle for investors, CBD professionals, and first home buyers right in the heart of Melbourne.

Step into a spacious living area that opens to a full-width balcony, perfect for enjoying the city views. The open-plan kitchen boasts stone countertops, a dishwasher, gas top cooking, and a tile splashback. The master bedroom features large fitted robes, and the deluxe bathroom includes ample storage and laundry facilities.

### Key Features:

- Split system heating/cooling
- Secure entry
- Resort-style building in an unbeatable location



**For Sale**  
\$360,000 - \$380,000

**View**  
[ljhooker.com.au/N5JHC2](https://ljhooker.com.au/N5JHC2)

**Contact**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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

Highlights:

- Large living area
- Modern, fully equipped kitchen
- Spacious master bedroom with built-in robe
- Intercom entry
- Split system heating & cooling
- Laundry facilities
- Stylish bathroom
- Great storage

Located directly opposite Queen Victoria Market, this immaculate apartment offers an exclusive Melbourne address and immediate vacant possession. With a Walk Score of 99 out of 100, 243 Franklin Street is a Walker's Paradise where daily errands do not require a car.

Additionally, this prime location is a mere four-minute walk from multiple tram stops, including routes 12, 30, and 35. Nearby parks include Flagstaff Gardens, Eades Park, and Eight Hour Reserve.

This superb apartment won't last long. Contact us today to arrange a viewing and secure your place in Melbourne's thriving real estate market!

## More About this Property

Property ID	N5JHC2
Property Type	Apartment

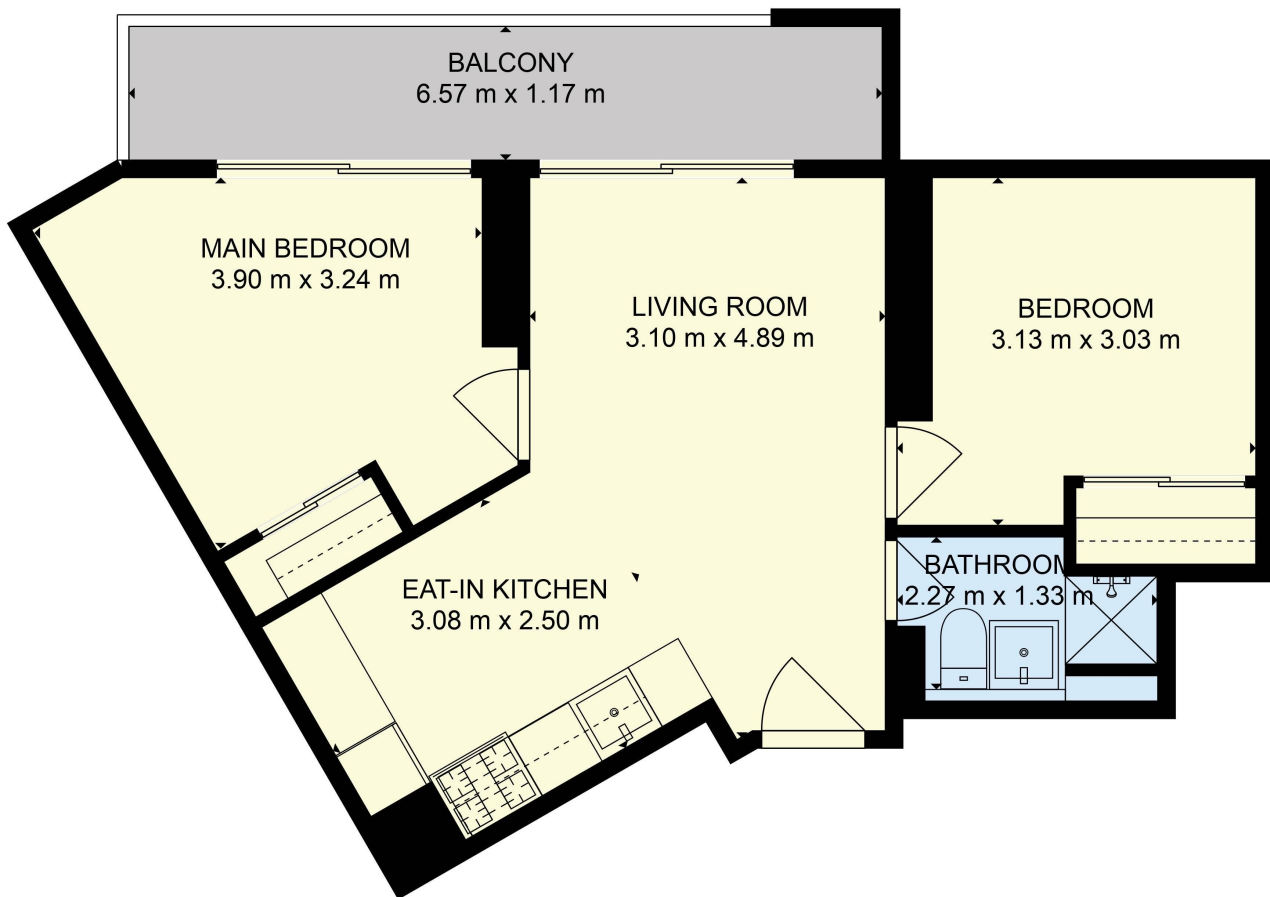
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**TOTAL: 46 m<sup>2</sup>**  
 FLOOR 1: 46 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 8 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

