



5305/134-160 Spencer Street, Melbourne

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Premier Investment Opportunity in Melbourne's Iconic 'Premier Tower' —Apartment 5305/134 -160 Spencer Street, Melbourne VIC 3000

FOR SALE

Private Sale with lease: \$780,000 -
\$830,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Rowville
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Experience the ultimate in luxury city living and secure a prime investment in Melbourne's thriving CBD with this spectacular 2-bedroom apartment in the renowned Premier Tower. Currently tenanted under a long-term lease at \$800 per week, this property delivers immediate rental income alongside unmatched lifestyle appeal.

Designed for modern living, the open-plan layout seamlessly connects the living, dining, and kitchen areas, featuring waterfall stone benches with black-accented trims, Miele oven, Miele gas cooktop, Fisher & Paykel integrated dishwasher, and a sleek breakfast bar —perfect for entertaining or relaxing in style.

Both bedrooms are generously proportioned, with mirrored built-in robes enhancing the light-filled ambience. The master suite includes a private study, while the second bedroom enjoys a stylish ensuite. The main bathroom impresses with rainfall shower, designer vanity, in-wall

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**

cistern toilet, mirrored storage, and modern black detailing, complemented by a Euro laundry and split-system heating/cooling. Premier Tower elevates your lifestyle with world-class amenities: Residents' lounge, pool, spa, sauna, and steam room Fully equipped gym, yoga & training studio

- person cinema and games room

BBQ entertaining deck with sweeping CBD views

Private kitchen, dining, and lounge areas

With Southern Cross Station at your doorstep and easy access to Marvel Stadium, Docklands Promenade, Flagstaff Gardens, Bourke Street Mall, Melbourne Central, Queen Victoria Market, and top restaurants, this apartment is perfectly positioned for tenants seeking a high-end city lifestyle.

Key Investment Highlights:

High-demand CBD location with excellent tenant appeal

Long-term lease in place at \$800 per week = immediate income

Exceptional building facilities ensure strong rental demand

Prime floor with panoramic city and bay views

Don't miss the chance to secure a prestigious, income-generating asset in one of Melbourne's most sought-after towers.

MORE DETAILS

Property ID	2S9HWN
Property Type	Apartment
Including	Close to Shops

Susanna Piao 0433 866 671

Sales Consultant | susanna.rowville@ljhooker.com.au

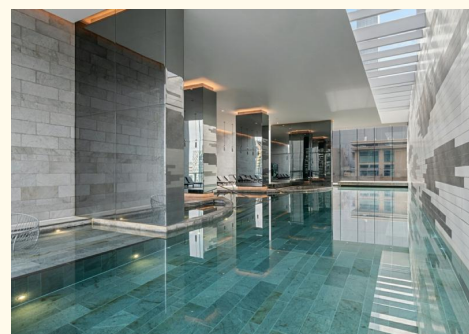
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Internal Area: 65m²

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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