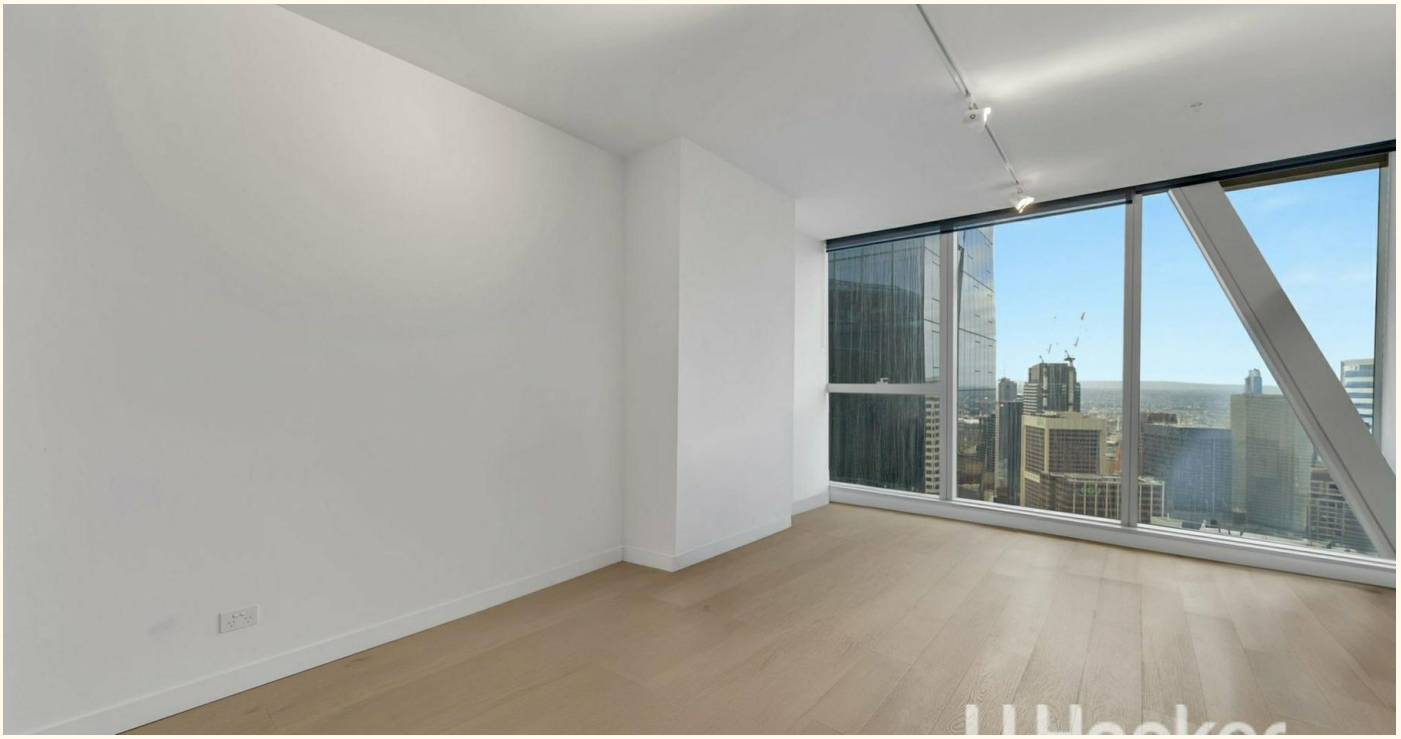
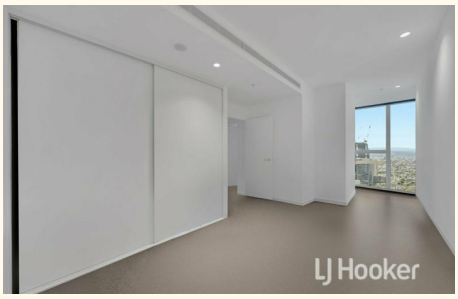




6009/260 Spencer Street, Melbourne

# Elevated CBD Living with Spectacular Views- Inspection by Appointment Only

Perched high above the city on the 60th floor, this stylish two-bedroom residence delivers an exceptional lifestyle in one of Melbourne's most sought-after CBD locations. Combining contemporary design, abundant natural light and breathtaking panoramic views, this home is perfectly suited to owner-occupiers, first-home buyers and savvy investors alike.

The intelligently designed floorplan features an open-plan living and dining area that seamlessly connects to the modern kitchen, complete with quality appliances, generous storage and sleek finishes. Floor-to-ceiling windows frame the ever-changing city skyline while flooding the interiors with natural light, creating an inviting space to relax or entertain.

Both bedrooms are generously proportioned with built-in wardrobes, while the well-appointed central bathroom is finished with contemporary fittings and timeless style. Every detail has been thoughtfully considered to maximise comfort, functionality and low-maintenance living.

2 2 0

**FOR SALE**
$650,000 - $700,000

**VIEW**
Sun 1st Nov @ 12:00PM - 12:30PM

**AGENTS**
Jerome Yie-Ong
0468777716
ljhcityresidentialmelb-sales@mail.inspectrealestate.com.au

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

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.

Positioned in the heart of Melbourne, you'll enjoy unrivalled convenience with Southern Cross Station, Spencer Outlet Centre, Marvel Stadium, Flagstaff Gardens, Docklands waterfront and countless cafés, restaurants and supermarkets all just moments from your doorstep. Free trams, universities and major business precincts are also within easy reach, making everyday commuting effortless.

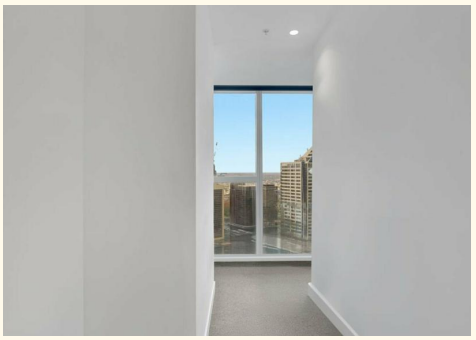
Whether you're seeking a vibrant city lifestyle or a high-performing investment in an unbeatable location, this impressive apartment presents an outstanding opportunity not to be missed.

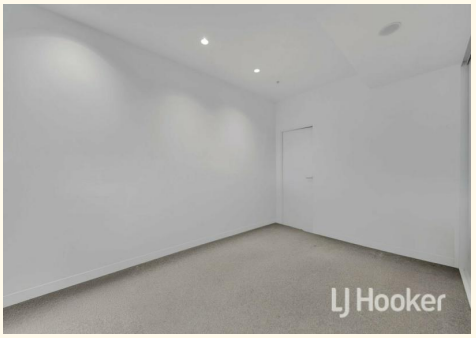
Please contact us to arrange a private inspection.

Disclaimer: Whilst every care has been taken to ensure the accuracy of the information provided, interested parties should rely on their own enquiries and due diligence. The agent and vendor accept no responsibility for any errors, omissions, or inaccuracies.

## MORE DETAILS

| | |
|---|---|
| Property ID | PT0HC2 |
| Property Type | Apartment |
| House Size | 81 m2 |
| Including | Air Conditioning |
| | City Views |
| | Close to Schools |
| | Close to Shops |
| | Close to Transport |





**Jerome Yie-Ong 0468777716**
| ljhcityresidentialmelb-sales@mail.inspectrealestate.com.au

**LJ Hooker City Residential (03) 9600 2166**
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cityresmelbourne.ljhooker.com.au |
cityresmelbourne@ljhooker.com.au

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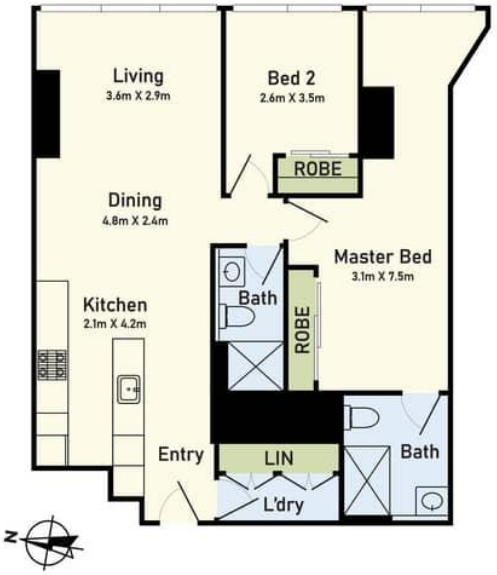
# Floor Plan




L 60 6009/260 Spencer Street, Melbourne, VIC 3000

* Dimensions are approximate and for illustrative purposes only

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