

5208/33 Rose Lane, Melbourne

Exceptional City Lifestyle & Investment Opportunity in Melbourne CBD

Address: 5208/33 Rose Lane, Melbourne VIC 3000

Step into refined urban living in the heart of Melbourne's dynamic CBD with this high-floor residence at 33 Rose Lane. Perfectly positioned for those who value lifestyle, convenience and capital growth, this property provides an outstanding address in one of the city's most sought-after precincts.

Property Highlights:

Located at the 52nd floor (unit 5208) of the building, offering elevated city views and a sense of exclusivity.

- bedroom layout and one bathroom (as per latest listing data) with open-plan living and dedicated balcony space to capture sweeping city vistas.

Modern kitchen with quality finishes and appliances, European-style laundry and internal storage.

2 1 0

FOR SALE

For Sale Price: \$450,000 - \$465,000

AGENTS

John Meng

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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.



The building is part of a premium West-End complex, within walking distance of major transport hubs and lifestyle offerings.

Location & Lifestyle Advantages:

Positioned in Melbourne's western CBD corridor (West-End/Docklands fringe) - a precinct undergoing rapid transformation and known for strong rental demand and capital growth potential.

Within immediate reach of Southern Cross Station - offering seamless regional & interstate rail access, as well as metro links. This makes commuting or investment-letting extremely convenient.

Just steps from trendy laneways, café culture, boutique dining, retail outlets, entertainment venues and public spaces - exemplifying Melbourne's laneway-rich urban fabric.

Nearby major attractions include Marvel Stadium, the Docklands promenade, Bourke Street Mall, Queen Victoria Market and the Flagstaff Gardens - making the address both desirable and vibrant.

Excellent walking/cycling access to key employment precincts, boutique shopping, riverside dining and CBD lifestyle amenities.

For investors, the property enjoys an estimated rental yield well above the Melbourne average, bolstered by high-demand city-fringe tenants.

Investment & Living Summary:

Whether you're seeking your first residence in the city or a premium investment asset, this property offers:

A landmark address in a premium building at 33 Rose Lane

High-floor vantage, modern finish and superb lifestyle catchment

Outstanding connectivity via train, tram and major roads

Strong tenant appeal in a growth precinct

A virtually ready-to-go city residence or investment, with minimal compromise

Additional Opportunity:

Unit 4609 / 33 Rose Lane is also currently available for sale - offering a similar high-quality living standard and investment profile within the same premier complex.

- ****Arranging an inspection is easy!*****

Inspection is available by appointment only. Interested parties are invited to contact Susanna Piao to arrange a private viewing at a time that suits. Susanna can be reached on 043 386 6671 or via email at susanna.rowville@ljhooker.com.au

MORE DETAILS

Property ID P3HHC2
Property Type Unit

John Meng 0430 808 998

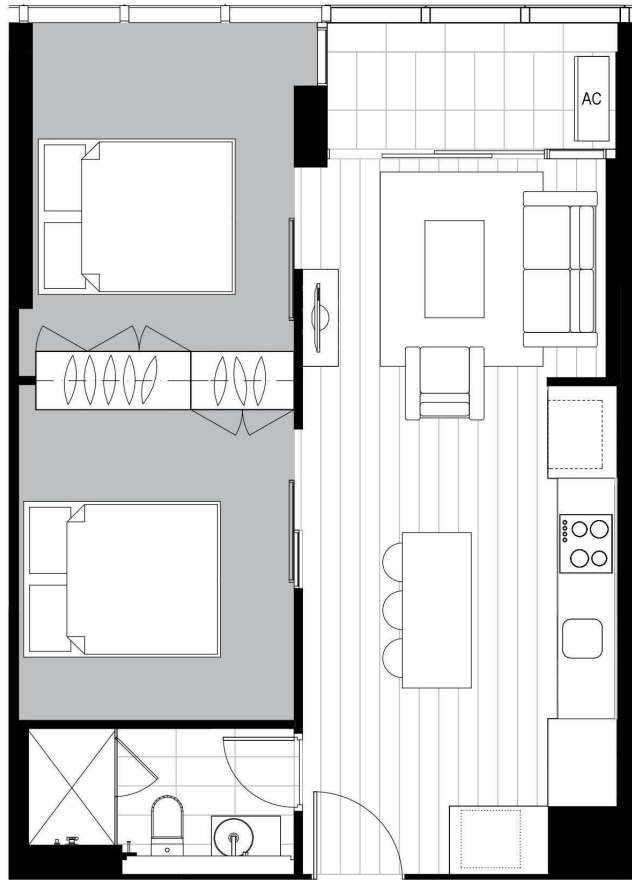
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Approx Size : 57.98 sqm



33 ROSE LANE, MELBOURNE

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the client and agent.