



## South Yarra, 213/38 Cunningham Street

A Winning Combination of Premier Living with tranquil surroundings

This sophisticated and spacious apartment showcases high-end finishes and ultra-stylish interiors. Harmonious and above all functional with an air of casual chic, the excellent floorplan exudes a calming environment.

### Features:

- 1.5 Bathroom (1 bathroom + 1 powder room)
- Open plan living and dining with adjacent balcony with beautiful maple trees
- Central Split heating and cooling system, Central gas hot water system
- Ceramic tiled bathroom (wall, floor and shower floor) mechanically exhausted, frameless glass shower screen
- Reconstituted stone vanity top and splash-back, porcelain toilet with



**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.



### For Sale

For Sale: Contact Agent

### View

[ljhooker.com.au/D9VHC2](http://ljhooker.com.au/D9VHC2)

### Contact

#### Olia Cai

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

concealed cistern, cabinet with a mirror finish to doors over vanity.

- Modern fully equipped kitchen fitted with a dishwasher, gas stovetop, Miele oven and stone bench including an integrated refrigerator
- Reverse cycle ducted Air conditioning throughout living areas and two bedrooms
- Stylish quality timber floors, quality internal and light fittings and roller blinds
- Secure intercom entry and lift access
- Secure basement parking with storage and remote control access

Located in the heart of South Yarra. Convenience comes in abundance with Toorak Road and Chapel Street's entertaining and dining precincts, Como Centre, Prahran Market, Yarra River bike trails, Royal Botanic Gardens, Fawkner Park, trams, and South Yarra Station all only a short walk away.

## More About this Property

Property ID	D9VHC2
Property Type	Apartment
Including	Close to Schools

### Olia Cai 0401 084 971

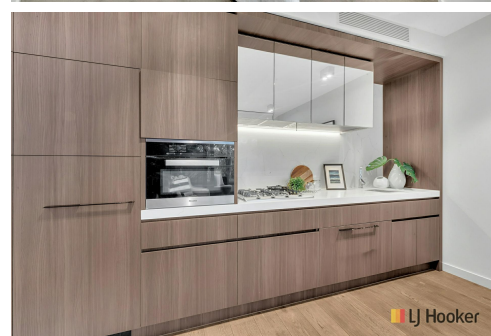
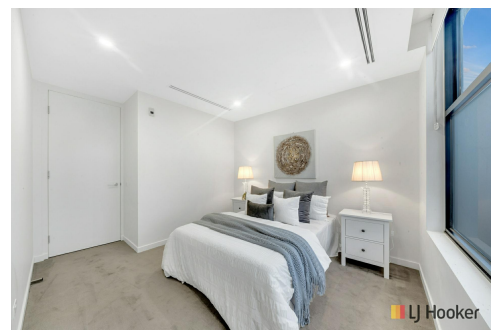
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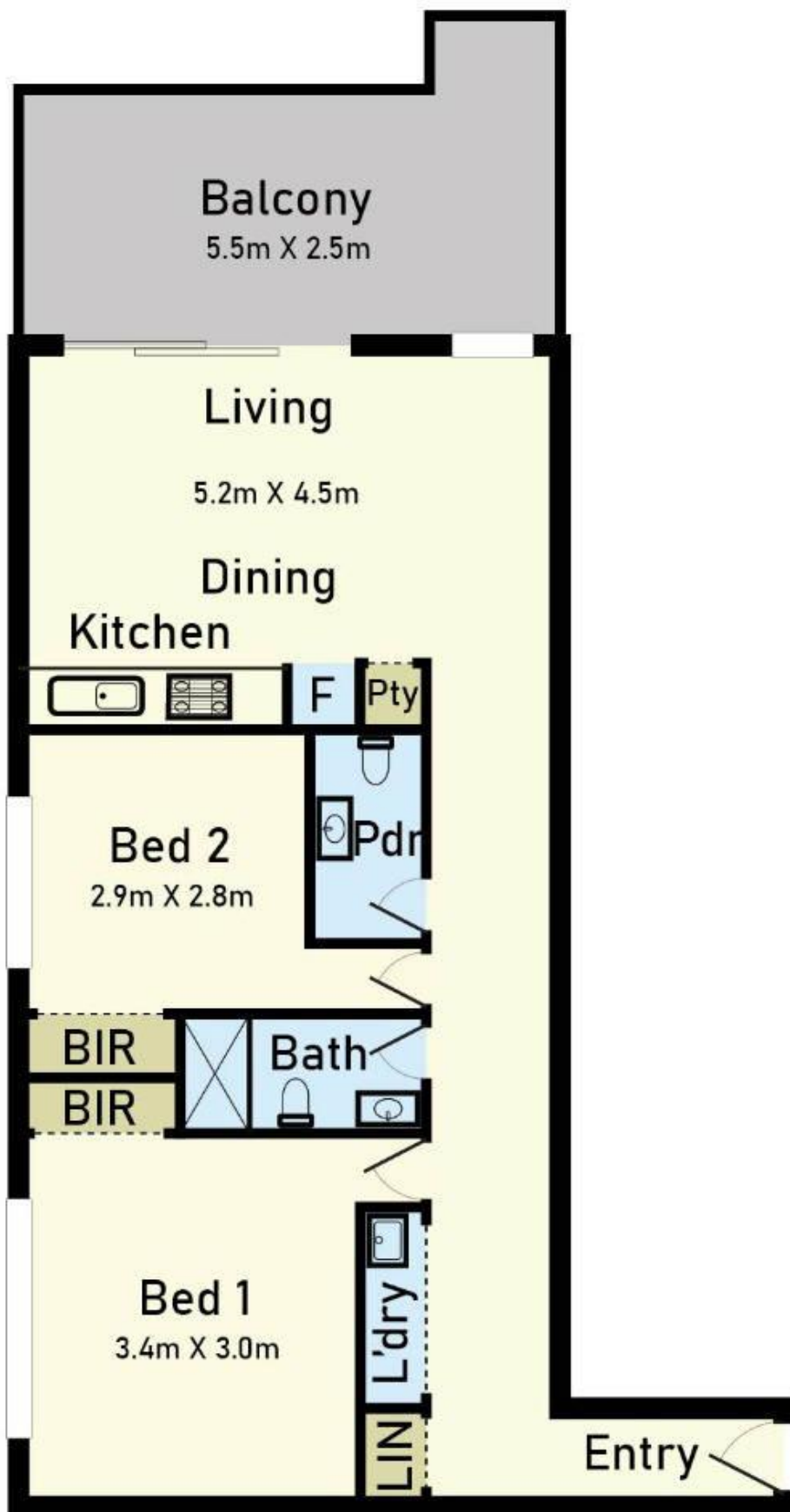
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\* Dimensions are approximate and for illustrative purposes only

