



## 2706/8 Downie Street Melbourne VIC

2 1

### Apartment Features:

In great condition

Abundance of natural light from the full-length floor-to-ceiling windows

Open plan lounge and dining area

Streamlined kitchen with stone benchtop

The property is currently vacant and available for immediate occupancy or investment

Furniture can be included in the sale at an additional cost

Outgoings: For detailed fee information, please refer to Section 32:

OC fees: \$1,162 per quarter approx.

Council rate: \$240 per quarter approx.

Water rate: \$180 per quarter approx.

**Price** : \$399,000

**Land Size** : 61.4 sqm

**View** : <https://www.bradyresidential.com.au/sale/vic/inner-city/melbourne/residential/apartment/7950743>



**Helen Guo**  
03 9603 1400



When some attention has been made to ensure the accuracy of this floor plan, the undersigned of course, cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.