



## 2601/220 Spencer Street, Melbourne AUCTION



**North-facing and in the best possible location**

Option to purchase with or without car park.

For purchases with a car park, please call Mark Reuben for further details.

Without car park- \$390,000 - \$429,000

With car park- \$460,000 - \$500,000

Do NOT miss out on this truly unique residence that rarely comes to market. Positioned on Level 26, with north-facing city views within the prestigious Upper West Side - HUDSON Tower.

This apartment provides unparalleled luxury, with rich materials throughout. This exceptional home offers space in a supreme setting ideal for both first-home buyers and smart investors. This apartment can potentially fetch \$700 a week on rent. This two-bedroom, one-bath apartment and balcony has all the requirements a perfect city pad needs.

Setting new benchmarks in luxury, designer style and cutting-edge technology, this breathtaking ultra-stylish two-bedroom corner apartment boasting a North/West aspect, will suit any type of CBD dweller.

Commanding that impressive corner position, the apartment showcases floor-to-ceiling windows, luxurious stone surfaces and quality carpet running throughout, while a large balcony in the living area and a second balcony in the second bedroom overlooks the brand-new, 7-star, Ritz Carlton .

Other features include the stylish bathroom with European laundry, reverse cycle heating and cooling, intercom entry, secure car space as well as access to resort-type recreational facilities including a gym, heated indoor pool, sauna, function room, rock climbing and outdoor BBQ terrace.

Perfectly located near Spencer Outlet Shopping, great local cafes, restaurants, and supermarkets, Docklands precinct, the apartment is a short tram ride to RMIT, Melbourne Uni and all CBD Colleges....a super convenient and highly sought-after CBD hot spot!

Disclaimer: All information contained herein is obtained from property owners or third-party



**Mark Reuben**

Principal - Mark Reuben Property

M: 0411 899 714

E: mark.reuben@smileelite.com

**Auction**

22nd Jul 2023 12:30PM

sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

### Features

1 Open Spaces For Vehicle



**Mark Reuben**

Principal - Mark Reuben Property

**M:** 0411 899 714

**E:** [mark.reuben@smileelite.com](mailto:mark.reuben@smileelite.com)

**Auction**

22nd Jul 2023 12:30PM



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.