



# INNER REAL ESTATE

## NEXTRE



**302/95 Berkeley Street Melbourne VIC**

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Secure a slice of city-edge action with this spacious 1-bedroom plus study apartment in a red hot location 1 block to both Melbourne University and Queen Victoria Market, returning \$475 per week.

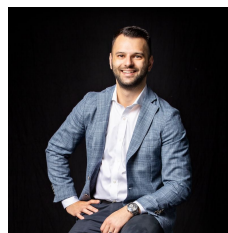
Invest or nest, this is the zone you'll want to call home when proximity to the CBD, the Royal Melbourne and Children's Hospitals, tram stops, RMIT, Flagstaff Gardens and Carlton Gardens counts. And, it's a deliciously short trip to Lygon Street's vibrant restaurant and café strip.

This sleek domain features open-plan living and a stone-topped kitchen with stainless steel European appliances, including a partially integrated dishwasher.

Soak up a CBD view from the covered balcony and retreat to a sparkling modern bathroom with vanity storage plus a mirrored medicine cabinet. Enjoy split-system heating/cooling, a European laundry, video intercom, a secure car space, floor-to-ceiling balcony windows and

**Price** : \$ 435,000

**View** : <https://www.innerrealestate.com.au/sale/vic/inner-city/melbourne/residential/apartment/6138620>



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