



YVE - Luxury, Exclusivity And Breathtaking Views

**buxton**



Against a backdrop of uninterrupted Lake and Bay views, this two bedroom two bathroom apartment elegantly illustrates the luxury and exclusivity that makes multi awarded YVE such a highly sought after City fringe address. Carefully considered architectural design, high end designer finishes and world class resident amenities provide an outstanding owner occupier or investment experience with an outstanding range of amenities available at the doorstep. Includes a beautifully designed kitchen featuring marble benchtops, Smeg appliances and extensive integrated storage, two stone topped bathrooms, two side by side basement car spaces, two storage cages plus heated pool, gym, concierge, 24hr building manager, mini cinema and secure climate-controlled wine storage.

**Private Sale**

**Contact**

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**Property Information**

Settlement Terms:

30/45/60 days

Council Rates:

\$415 per quarter approx.

Owner's Corporation:

\$2,793 per quarter approx. (inc. levy of \$661 per quarter until June 2019)

Estimated Rental Return:

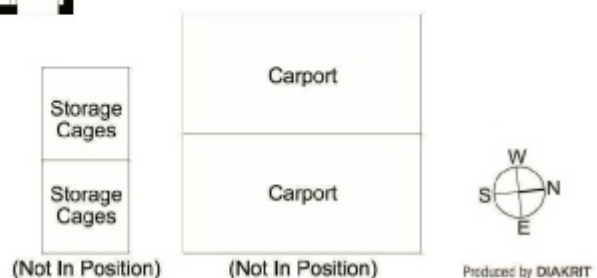
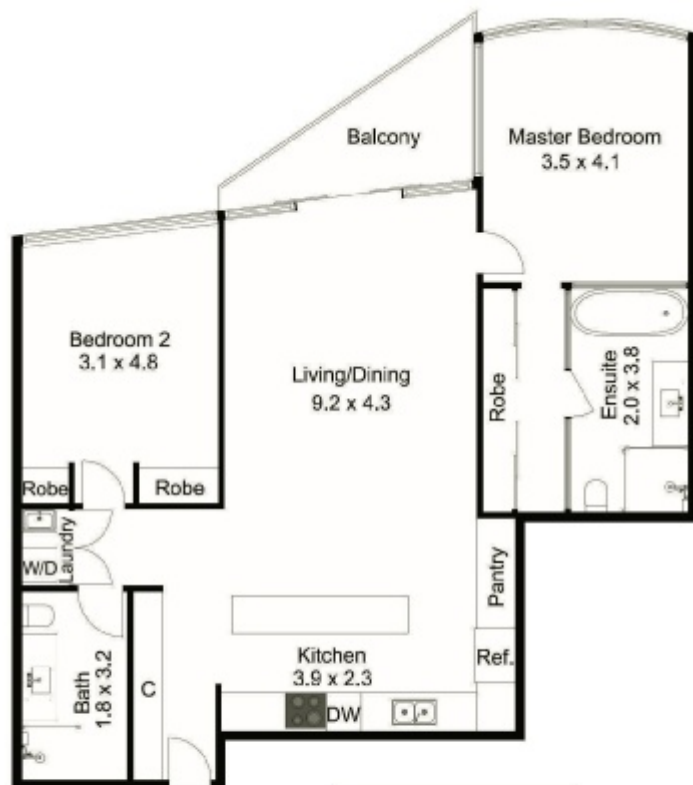
\$850 per week

**Comparable Sales in the Area:**

606/1 Roy St, Melbourne  
\$955,000  
29/12/2017

1104/14 Queens Rd, Melbourne  
\$1,050,000  
02/12/2017

706/576 St Kilda Rd, Melbourne  
\$1,170,000  
02/12/2017



We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

