



This property is available  
for private inspection  
7 days a week.

Contact Grace Le-francke on  
0419 379 998  
to arrange an inspection.



## 312/97 Flemington Road NORTH MELBOURNE

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### Comfort and Convenience in Central North Melbourne

**\$ 285,000**

#### PRIVATE SALE!

Positioned right in the middle of upbeat North Melbourne, walking distance to the best Melbourne has to offer, it is rare to find such a well priced apartment in the "George?" building. The apartment was previously leased at \$1520 per month. A great investment or enjoy this fantastic lifestyle location as an owner occupier.

The functional layout comprises of a double bedroom with built-in robes, fully tiled central bathroom with two way access and a solid-wood modern kitchen with ample storage space, LED lights and beautiful stone bench tops, continue on to open plan living, dining and balcony.

Located just a stone throw to vibrant cafes and shopping on Errol and Leveson Streets, public transport on your doorstep takes you straight to the CBD. Across the road is The Royal Women's and The Royal Melbourne hospitals, Royal Park, IGA next door, Melbourne Zoo, Melbourne University, and popular schools. An inspection is a must to

Grace Le-Francke

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