



**503/87 Roden Street West Melbourne VIC**

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Nestled in the striking "Illura" building, where bold design, a vertical garden exterior and bamboo forest-inspired common areas are simply breathtaking, this sophisticated and sunny two bedroom apartment is all about lifestyle. A bright and stylish haven with a modern vibe, the apartment includes a spacious open plan living domain. Incorporating a specific dining zone overflowing onto a sheltered balcony, boasting sweeping views and brilliant northerly outlooks. A stone enhanced kitchen with Smeg appliances delivers a sense of relaxed entertaining. Private accommodation is provided by two double bedrooms with built-in-robos. This upmarket, inner-city property also features modern bathroom, discreet laundry, split-system air conditioners, double-glazing, secure intercom/lift/foyer access and undercover car space and storage cage. Zoned for University High, near Errol Street cafés, fine dining, Queen Victoria Market, Flagstaff Gardens, public transport and the

**Price** : \$ 575,000

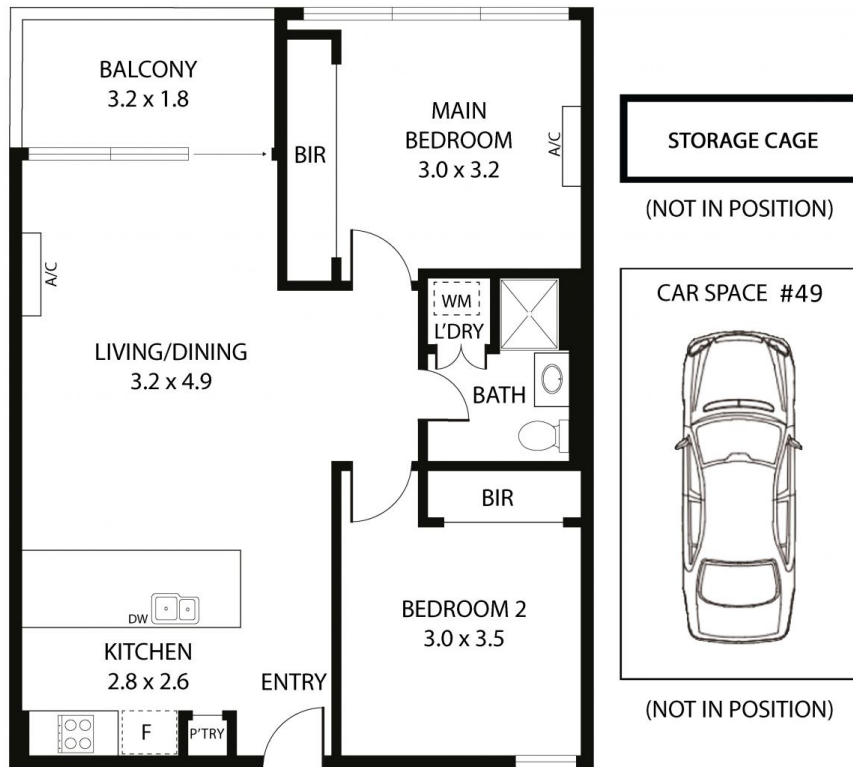
**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/west-melbourne/residential/apartment/7300460>



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503/87 Roden Street, West Melbourne 3003

**INTERNAL AREA: 61.3M<sup>2</sup>**  
**BALCONY AREA: 5.8M<sup>2</sup>**  
**TOTAL AREA 67.1M<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.