



2113/259 Normanby Road South Melbourne  
VIC 3205

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\$560.00

Date available: Now

[Book Inspection](#)

## AMAZING BRAND NEW ONE BEDROOM APARTMENT WITH STUDY- GREAT LOCATION

Indulge in the pulsating rhythm of urban life, surrounded by an intoxicating fusion of culture, entertainment, and gastronomic delights. Step into the realm of modern sophistication and unparalleled luxury at the captivating R.Icnic building. Prepare to be seduced by a world where opulence meets innovation, where every detail has been flawlessly curated to elevate your lifestyle to extraordinary levels.

Be captivated by the breathtaking vistas from the rooftop oasis, where a sparkling pool awaits, offering an alluring escape from the bustling city below. Immerse yourself in the embrace of indulgence as you soak up the panoramic views that stretch out before you, reminding you of the boundless possibilities that lie ahead.

The apartment itself is light filled with floor to ceiling glass windows. The open plan design is inviting and flows effortlessly through to the balcony - perfect for entertaining. The modern kitchen with gas appliances and stone benchtops is the ideal fit for this stunning apartment. The main bedroom is a great size with built in robes and air con. The bathroom has ample storage and the luxurious fixtures and fittings top it off.

“ Property Highlights:

- \* Spacious and well-designed 1 bedroom apartment, perfect for singles or couples seeking a stylish urban retreat.
- \* Additional Study perfect for work from home
- \* Modern bathroom with sleek fixtures and finishes, providing a private oasis of relaxation.
- \* Open-plan living area that seamlessly combines the kitchen, dining, and lounge spaces, ideal for entertaining friends or enjoying quiet evenings at home.
- \* Floor-to-ceiling windows offering stunning panoramic views of the Melbourne skyline, allowing you to wake up and fall asleep to breathtaking cityscapes.
- \* High-end appliances and finishes throughout, including a state-of-the-art kitchen with top-of-the-line fixtures, making cooking a joyous experience.

Building Amenities:

- \* Dedicated fitness center equipped with top-of-the-line exercise equipment
- \* Invigorating swimming pool for relaxation and exercise
- \* Spa and wellness facilities for ultimate rejuvenation
- \* Stunning landscaped gardens and outdoor spaces for leisure and recreation
- \* State-of-the-art business center and meeting rooms for work and productivity
- \* Private cinema room for movie nights and entertainment
- \* Children’s play area for the little ones to enjoy
- \* Stylishly designed lounge and communal spaces for socializing and relaxation
- \* On-site restaurants, cafes, or dining options for residents’ convenience
- \* High-speed internet connectivity for seamless communication and productivity
- \* Bicycle storage and facilities to encourage eco-friendly transportation options
- \* Pet-friendly amenities such as designated pet parks or grooming areas
- \* Sustainable features like rainwater harvesting or energy-efficient systems to minimize environmental impact
- \* Access to exclusive events or activities organized within the building community

Prime Location:

Located in the heart of Melbourne, you’ll be just steps away from renowned shopping precincts, world-class dining options, and vibrant entertainment venues.

Easy access to public transportation, allowing you to explore everything the city has to offer with ease.

Don't miss out on the opportunity to live in this prestigious address at the R.Icnic building. Embrace the cosmopolitan lifestyle and immerse yourself in the energy of Melbourne. Contact us today to arrange a viewing of this exquisite 1 bed 1 bath apartment.

APPLICATION – You must apply via Ignite in realestate.com.au. We do NOT accept 2 Apply. Pre Approval is recommended.

You must register for the inspection, inspection times with no registered attendees may be cancelled so please ensure that you secure the time that best suits you by registering to confirm your attendance.

Disclaimer:

Whilst every care is taken in the preparation of the information contained in this marketing, ARG Property Management will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

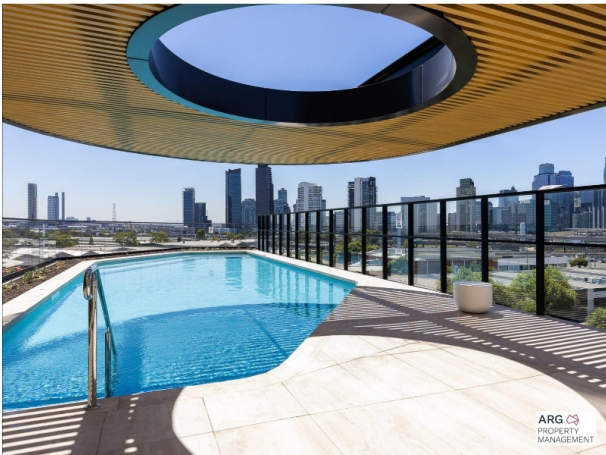
Prior to applying for this property please ensure you have conducted your own enquiries, with your preferred supplier, regarding the availability of NBN or any other service you may require.

Bookings are essential to view this home. If you have not registered for a private inspection, then we will be unable to show you through.

# Gallery



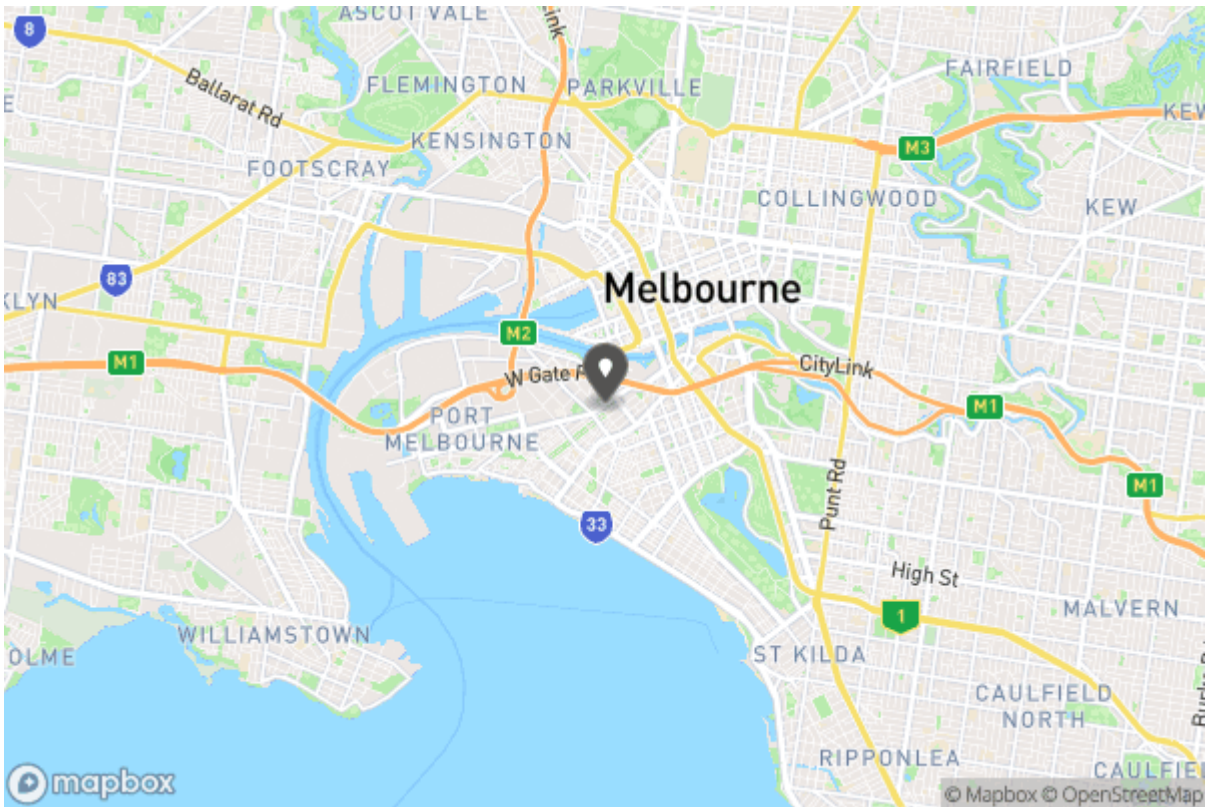








# Location Map







Don't forget to  
confirm your  
inspection by  
SMS or email

Stacy Robertson

stacy@arg.property

1300739804  
21/139 Cardigan Street  
Carlton VIC 3053



## Why Book with ARG Melbourne

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.



# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=ARGProperty&uniqueID=IRE4333822>