



801/259 Normanby Road South Melbourne  
VIC 3205

2 2 0

640.00

Date available: Now

[Book Inspection](#)

## TWO BEDROOM APARTMENT WITH STUDY BRAND NEW-AMAZING LOCATION

Immerse yourself in the vibrant city life, surrounded by an eclectic mix of culture, entertainment, and culinary delights. Welcome to the epitome of luxury living at the iconic R.Icnic building. Immerse yourself in a world of unrivaled amenities and breathtaking features that elevate your lifestyle to new heights. From the stunning rooftop pool with panoramic city views to the state-of-the-art gym and communal lounge areas, every aspect of this remarkable building is designed to provide you with the utmost comfort, convenience, and elegance. Experience the best that Melbourne has to offer with this unparalleled residential haven in the heart of the city.

The apartment itself has stunning timber floors and floor to ceiling glass windows. The kitchen flows effortlessly out to the dining area and then through to the balcony. The balcony space overlooks the unique pool area and running track. Both double bedrooms are a great size with built in robes and air con. The modern bathrooms both have large showers and ample storage.

âœ” Property Highlights:

- \* Spacious and well-designed 2 bedroom apartment, perfect for singles or couples seeking a stylish urban retreat.
- \* 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:**

- \* Rooftop oasis with breathtaking views
- \* State-of-the-art fitness center
- \* Exclusive sky lounge with panoramic views
- \* Resort-style pool for relaxation and sunbathing
- \* Outdoor BBQ areas for social gatherings
- \* Pet-friendly environment
- \* Proximity to local attractions, cafes, and restaurants
- \* Community events and activities
- \* Relax and unwind in the communal lounge areas, where you can meet fellow residents and enjoy a book or a cup of coffee.

**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.

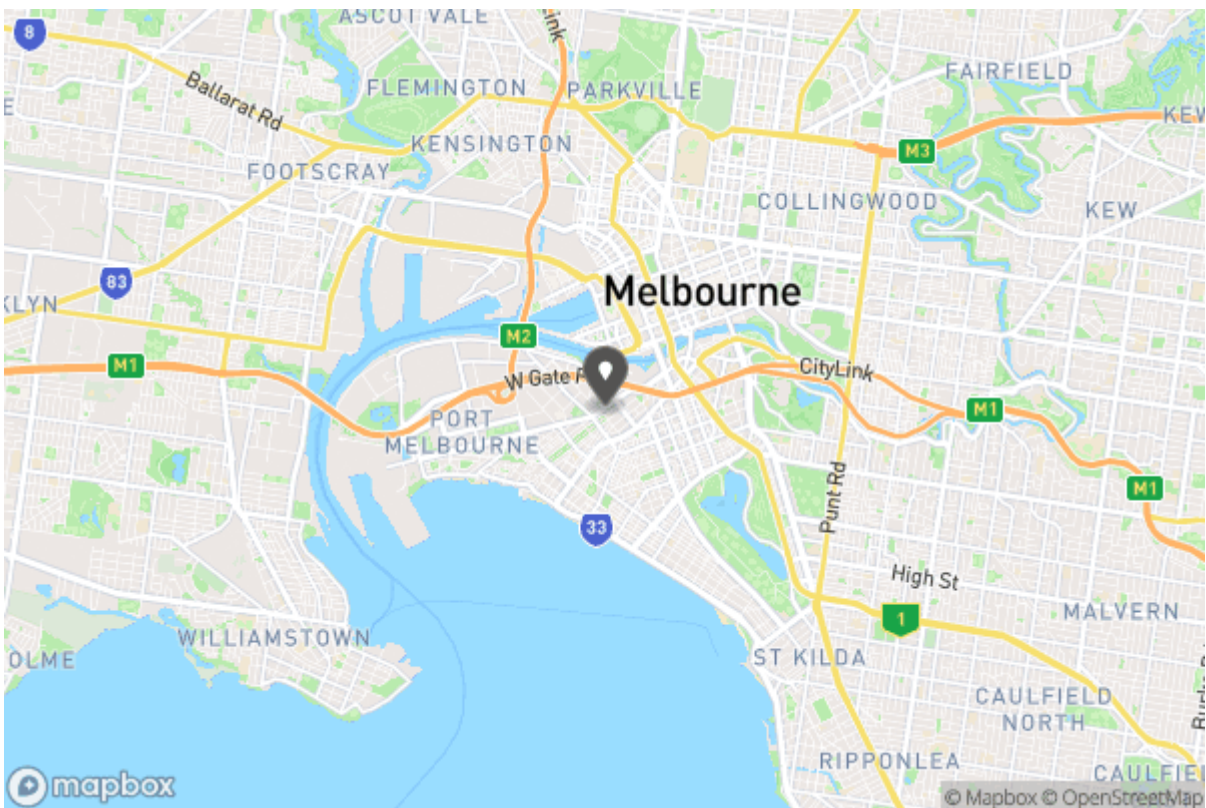
Bookings are essential to view this home. If you have not registered for a private inspection, then we will be unable to show you through.

# Gallery





# Location Map





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

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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=IRE4339350>