309/136 BURNLEY STREET, RICHMOND, VIC, 3121









SOLD

PRIME RICHMOND LOCATION - MOVE-IN OR INVEST WITH HIGH YIELD 8% RETURN

Live effortlessly at 309/132 Burnley Street — a modern, fully furnished two-bedroom apartment with secure parking, designed for comfort, convenience, and style. Simply bring your suitcase, settle in, and enjoy everything Richmond has to offer, including easy walking access to Victoria Gardens Shopping Centre and cinemas, Bridge Road's bars, cafes, and restaurants, as well as Gleadell Street Market.

The open-plan living area features a cosy sofa, a TV, and a dining table seating four. Step out onto your private balcony with outdoor chairs and frosted privacy panels—perfect for morning coffee or evening wine.

The kitchen is fully equipped with Smeg appliances, including a fridge, microwave, toaster, and kettle, as well as cookware, crockery, and cutlery. Both bedrooms offer queen beds with luxe bedding, bedside tables and lighting, built-in robes, and versatile storage options. The bathroom, with stone finishes, is sleek and functional. The linen cupboard, which contains linen, along with the European laundry and washing machine, is conveniently situated in the hall, adding to the space's versatility.

Additional inclusions:
- Split-system heating and cooling
- Secure entry and lift access
- Dishwasher drawer and full appliance suite
- Desk and workspace setup

Enjoy the convenience of having the Yarra River walking trails, Citizens Park, Swan Street, Church Street, Bridge Road, and public transport all within walking distance. This location is perfect for professionals, couples, students, and downsizers, offering a ready-to-live-in home in one of Melbourne's most connected suburbs, just 2km from the CBD. Savvy investors will also appreciate the High-Yield (approximately 8%) apartment, which offers $815 per week in rent.

Richmond offers a vibrant inner-city lifestyle with a strong sense of heritage. You'll find a diverse mix of converted warehouse residences, modern apartments, and charming Victorian-era terrace houses. The suburb seamlessly blends tradition with innovation, boasting a vibrant culinary

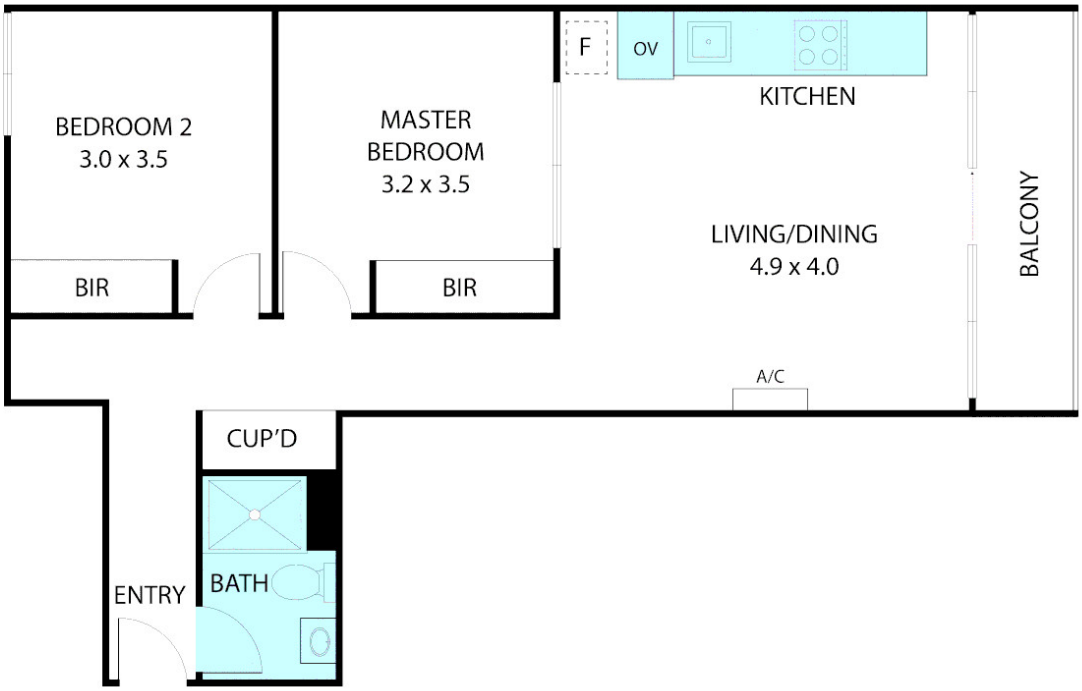
2 BED | 1 BATH | 1 CAR

PRICE:
$518,000

OPEN FOR INSPECTION:
N/A



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TOTAL APPROX. FLOOR AREA 58 SQ.M

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.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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