



# FOR SALE

## RARE SPLIT-LEVEL DESIGN, UNRIVALLED STYLE

Elevated within architecturally striking Trilby Apartments, this one-of-a-kind 81m<sup>2</sup> dual-level residence redefines modern city living. With its innovative, over-sized design and a layout seldom found in one-bedroom apartments, it offers a setting that's bold, sophisticated and utterly unique.

The lower level opens into a seamless flow of living and dining spaces, paired with a compact yet impeccably styled kitchen, equipped with stainless-steel appliances, a gas cooktop, dishwasher and subway-tile splashbacks. Sliding doors lead to a private balcony, where raw concrete and sleek screening create a relaxing spot to entertain, or soak up fresh air in the heart of the vibrant surrounds.

Upstairs, the generously proportioned main bedroom offers a walk-in robe and something most one-bedroom apartments lack, a versatile study or second living space. Whether you're working from home, pursuing hobbies, or simply relaxing, this adaptable area rises to the occasion. The luxurious separate bathroom is a statement in contemporary design, appointed with a frameless glass shower, matte black tapware, and a wall-hung vanity with warm woodgrain finishes, all set against a palette of neutral tones. A second balcony on this level expands the comfort even further.

But the perks don't end there. Split-system heating and cooling, a guest powder room, European laundry, floorboards, a secure car space, and a storage cage add to the appeal. Residents are also treated to rooftop facilities that rival any boutique hotel - think a Teppanyaki BBQ, cinema zone, communal kitchen, and ping pong table, all against the backdrop of dazzling city views.

With trams on your doorstep, Smith Street's eclectic mix of retail, dining, and bars just moments away, and Brunswick Street, Edinburgh Gardens, and Darling Gardens nearby, this apartment offers a lifestyle where style, comfort, and city buzz converge.

Currently tenanted until 7/9/2025 for \$2499pm, this represents excellent buying for an investor with a return of 5.7%.

1 BED | 1 BATH | 1 CAR

### PRICE:

\$480,000 - \$520,000

### OPEN FOR INSPECTION:

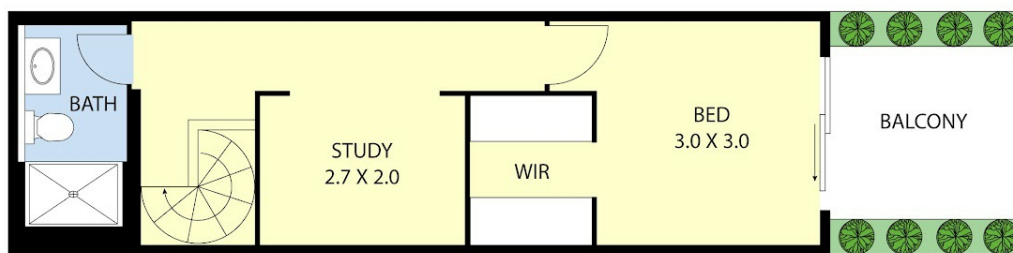
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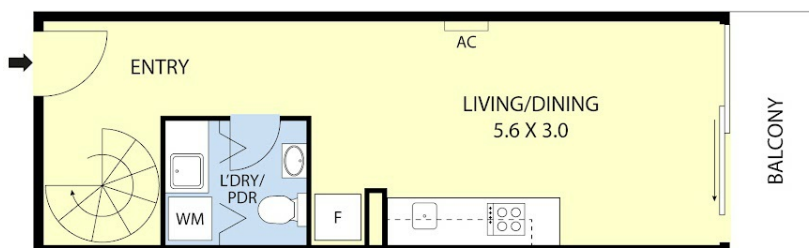
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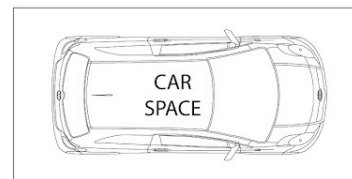
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FIRST FLOOR



GROUND FLOOR



(NOT IN POSITION)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Internal - 65.9 m<sup>2</sup>  
External - 15.8 m<sup>2</sup>  
Total - 81.7 m<sup>2</sup>



# 2/470 Smith St, Collingwood

@realty

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.