

5208/33 Rose Lane, Melbourne, VIC 3000

Under Contract

Unit 2 1 1



## Exceptional City Lifestyle & Investment Opportunity in Melbo

Address: 5208/33 Rose Lane, Melbourne VIC 3000

Step into refined urban living in the heart of Melbourne's dynamic CBD with this high-floor residence at 33 Rose Lane. Perfectly positioned for those who value lifestyle, convenience and capital growth, this property provides an outstanding address in one of the city's most sought-after precincts.

### Property Highlights:

Located at the 52nd floor (unit 5208) of the building, offering elevated city views and a sense of exclusivity.

Two-bedroom layout and one bathroom (as per latest listing data) with open-plan living and dedicated balcony space to capture sweeping city vistas.

Modern kitchen with quality finishes and appliances, European-style laundry and internal storage.

The building is part of a premium West-End complex, within walking distance of major transport hubs and lifestyle offerings.

### Location & Lifestyle Advantages:

Positioned in Melbourne's western CBD corridor (West-End/Docklands fringe) - a precinct undergoing rapid transformation and known for strong rental demand and capital growth potential.

Within immediate reach of Southern Cross Station - offering seamless regional & interstate rail access, as well as metro links. This makes commuting or investment-letting extremely convenient.

Just steps from trendy laneways, cafe culture, boutique dining, retail outlets, entertainment venues and public spaces - exemplifying Melbourne's laneway-rich urban fabric.

Nearby major attractions include Marvel Stadium, the Docklands promenade, Bourke Street Mall, Queen Victoria Market and the Flagstaff Gardens, making the

### Listed By

Rebecca Halton

Mobile: 0448 843 311

Open for Inspection

By Appointment.

