



SOUTH YARRA

406/35 Simmons Street

Brand New, Spacious and Position Perfect



Brand new, one bedroom apartment within walking distance to the trendy Chapel Street.

Comprising spacious open plan lounge and dining area leading to the sun drenched balcony, sleek modern kitchen with stone bench tops, ample cupboard space, ceramic cook top, electric under bench oven and dishwasher, generous bedroom, built in robes, bathroom with large shower, and separate laundry.

Features include split system for heating and cooling, video intercom, secure basement car parking, lift access, and security entrance.

Only minutes from the iconic shopping strip, restaurants and bars of Chapel St, Toorak Rd and Commercial Rd. With a huge selection of cafes, bars and restaurants at your doorstep, as well as boutique shops, Prahran Market, and Jam Factory. Plus, in close proximity to public transport.

CONTACT

Justin Follett 0405996822

FOLLETT & CO.

274 Bay Street, Brighton VIC 3186 9598 9111 follettco.com.au