11 ARGUS WALK, ALPHINGTON, VIC, 3078









FOR LEASE

A LIFESTYLE AWAITS AT YARRABEND

Yarrabend is set in Alphington – just 6.5 kilometres from Melbourne's CBD. A visionary new neighbourhood located alongside the Yarra River, YarraBend is ideally placed for every lifestyle.

This light-filled Three-Bedroom, three-bath townhouse over four levels, complete with the highest-quality finishes, awaits. Stepping inside the entry, the ground floor offers a bedroom with built-in robes, an ensuite, and sliding glass doors to the courtyard. Further down the hall is a convenient storage cupboard and access to the secured double garage.

The 1st floor features a fully equipped entertainers kitchen with an island bench - overlooking the dining room, a deep double sink, a large concealed fringe cavity, stone splashback featuring oak cabinetry, SMEG appliances including an upgraded 5 burner gas cooktop, dishwasher and 90cm electric oven. The living area features timber flooring and is positioned between an east-facing balcony with gorgeous, elevated, leafy views while still providing privacy. It also has a second good-sized courtyard with raised established garden beds allowing lots of natural light at all times.

The second floor offers a master bedroom and ensuite with a luxurious bath and a further double bedroom with direct access to the central bathroom, which features mirrored cabinets, floor-to-ceiling tiles, modern fixtures, and a toilet. Both bedrooms feature mirrored built-in robes. A generous-sized study area and European laundry complete this floor.

The top-level leads out to the huge rooftop terrace, perfect for entertaining. It is built with engineered composite decking, meaning no maintenance is required to enjoy an afternoon in the sun while enjoying the elevated views.

Other features include Split system heating and cooling, security alarm/intercom system, quality timber floors, embedded networks and blinds.

3 BED | 3 BATH | 2 CAR

PRICE:
$1,025 per week

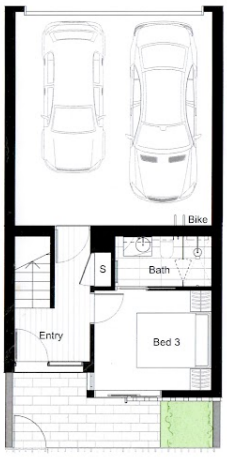
OPEN FOR INSPECTION:
N/A



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THE MILLS

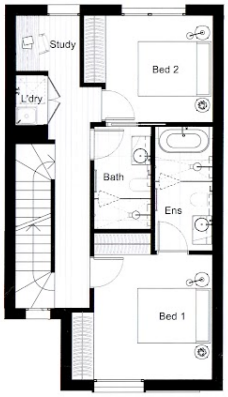
YarraBend



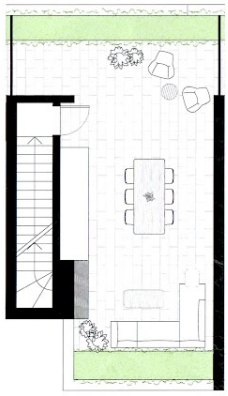
Ground Floor



First Floor



Second Floor



Roof Terrace

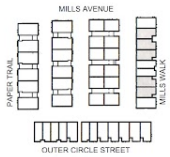
ILLINGWORTH

Type B

3 Bedroom + Study
+ Rooftop Terrace

Available as shown on Lots:
40, 42, 46
Mirrored on Lots:
41, 45

Ground Floor	26.4 m²
First Floor	51.0 m²
Second Floor	59.8 m²
Garage	35.7 m²
Balcony 1	11.6 m²
Courtyard 1	10.7m²
Courtyard 2	31.9m²
Roof Terrace*	59.7 m²
*Includes Stairwell	
Total	**286.8 m²**



*Note plans rotated on Lot 40, 41, 42, 45, 46.
*North point on drawing relates to key plan only

PROUDLY DEVELOPED BY
GLENVILL

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