



SOLD

CLOSE TO IT ALL!

Ideally situated between the Yarra River and the cultural vibrancy and convenience of Victoria Street, this wonderfully modern apartment is the perfect combination of luxury city-edge living and urban oasis.

Fantastic timber flooring features throughout the open plan living and dining area, providing the perfect canvas to compose your dream space. The thoughtfully designed kitchen boasts smart storage, marble style splashback, stone bench-tops and quality appliances.

A spacious master bedroom showcases a private ensuite and built in robes along with a dedicated study nook. The second bedroom is well sized with built in robes. Bonus features include a separate study room, european laundry, split system heating/cooling and a secure car space.

The complex features an indoor heated pool with stunning river vistas, landscaped gardens, bicycle storage, gymnasium and residents' barbecue area.

The locale offers the best of both worlds: the convenience of urban living, plus the treetop views and green space of nature. Moments from Victoria Gardens Shopping Centre, Yarra Bend hiking and bike trails, famed restaurants & shops of Victoria Street, and the cultural hubs of Richmond and Collingwood; whilst trams, trains and all of the inner city conveniences expected are a just a short stroll away.

For any real estate advice, please call Luciano Marcuzzi 0423 181 161 | luciano@atrealty.com.au, Lou Rinnovasi 0417 166 668 or Leeanne 0404 261 469. Statement of information will be available to inspect by request.

Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer: all information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries.

2 BED | 2 BATH | 1 CAR

PRICE:
\$480,000

OPEN FOR INSPECTION:
N/A



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Type19

APARTMENT
75m²

BALCONY
11m²

TOTAL AREA
86m²

APARTMENT
NUMBER

201

FLOORPLAN
LEGEND

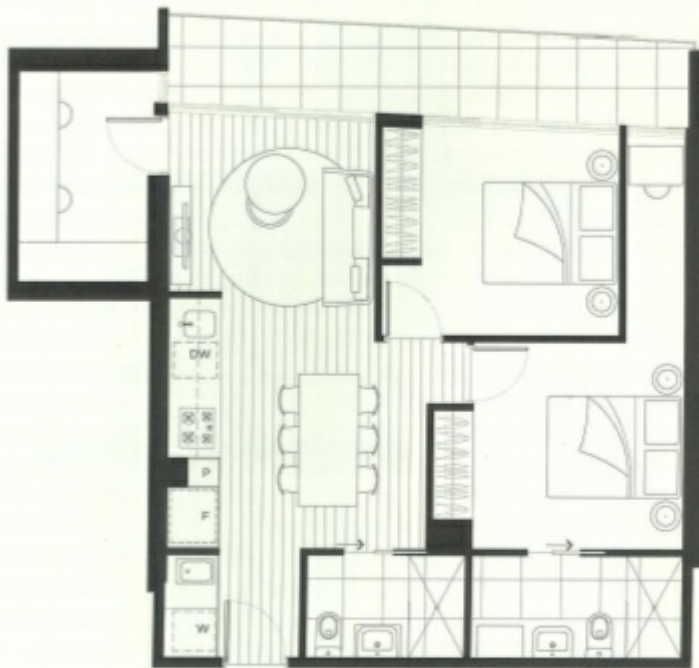
DW DISHWASHER

F FRIDGE

P PANTRY

W WASHING MACHINE

PLEASE NOTE THAT THIS FLOOR PLAN WAS PRODUCED PRIOR TO COMPLETION OF CONSTRUCTION AND IS INDICATIVE ONLY AND NOT TO SCALE. CHANGES MAY BE MADE (SUCH AS DEVELOPMENT, DIMENSIONS, FLOORINGS AND TILE SETS). FINISHES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT OF SALE. THE PURCHASE DELETED IS NOT INCLUDED WITH HKEY SALES AND SHOULD NOT BE TAKEN TO INDICATE THE FINAL POSITION OF POWER POINTS TO CONSTRUCTION BEING AND THE USER INDICATING THE PURCHASER MUST RELY ON THEIR OWN EXPERTISE. REVISIONS NECESSARY FOR SERVICES AND STRUCTURE ARE NOT SHOWN.



playhouse

1 SHARPOCK STREET
ABBOTSFORD

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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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