



FOR SALE

INCREDIBLE INVESTMENT OPPORTUNITY WITH 6.4% RETURNS

With a sought-after location surrounded by excellent amenities, elegantly planned living space and fantastic features throughout, this pristine Maribyrnong apartment represents the best of contemporary city living.

Currently rented on a periodic lease with a rental return of \$470pw this is an unbeatable opportunity for homeowners looking to buy now and move in later, or for astute investors looking to build their portfolio with another secure property. One of the largest floorplans for a one bedroom apartment sitting at approximately 50m2.

The abundance of natural light is immediately felt upon entering the home, and is complemented by the soft colour palette of white walls and warm wood, creating a real sense of ease and comfort.

Lofty ceilings and high-quality finishes complete the look, and seamless down lighting shines when the sun sets. Air-conditioning and heating is provided through ducted split system.

Framed at the far end by stunning floor-to-ceiling windows, the open-plan living area provides a perfect hub for daily activity, with endless space to accommodate the residents' choice of furniture and the layout to best suit their lifestyle. A sliding glass door offers an effortless extension of the room out to the wrap-around balcony, where residents can enjoy their morning coffee, evening wine and weekend beers with panoramic views of the neighbourhood.

Back inside, the modern corner kitchen showcases a sleek and seamless style, and is ready for meals both humble and grand, complete with an induction cooktop, electric oven and bountiful benchtop space.

Generously sized with a built-in wardrobe, the bedroom offers a peaceful and comfortable sanctuary for that all-important good night's sleep, and the large window gives way to a wonderful view to wake up to every morning.

The bathroom features clean and contemporary fittings and finishes, from the easy-care floor,

1 BED | 1 BATH | 1 CAR

PRICE:

\$360,000 - \$380,000

OPEN FOR INSPECTION:

N/A

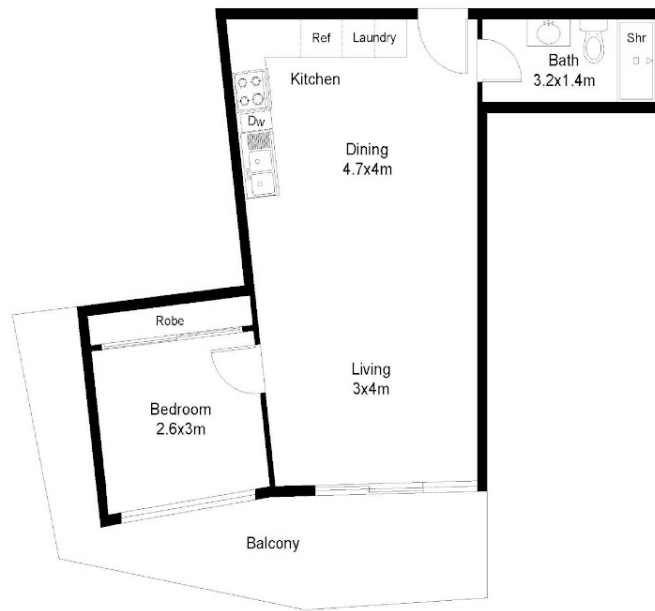


Judy Allen

0475224403

jallen@atrealty.com.au

www.atrealty.com.au



FLOOR PLAN

Floor area: 56m² approx

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxGroville.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

910/68 Wests Road, Maribyrnong, VIC, 3032

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.