



# FOR SALE

## BOUTIQUE BY DESIGN

Step into your next home with confidence, with all the mod-cons for comfortable living. Enjoy the convenience of living close to it all. On offer is this immaculately kept 2 bedroom, 2 bathroom residence with a single car space and storage cage, complete with a communal rooftop area and views to impress. Bosch stainless steel appliances complete the sleek fit-out, boasting an induction cooktop and split system heating-cooling for year-round comfort. Abutting the main lounge/meals/kitchen room you'll find a private, covered balcony for entertaining. The complex only consists of 9 residences.

Enjoy this real lifestyle property spoiling you with dining options, stones-throw to some of Melbourne's best venues. Only minutes to Camberwell Junction for all your retail and food shopping needs. Swinburne University, Glenferrie Rd and Railway Station only down the road.

An inspection will impress.

Call for an updated market appraisal on your property  
Luciano Marcuzzi 0423 181 161 or Lou Rinnovasi 0417 166 668

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.

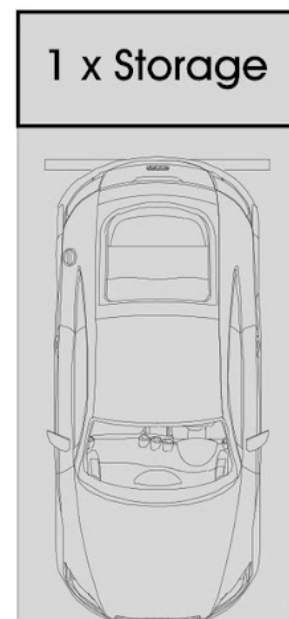
2 BED | 2 BATH | 1 CAR

**PRICE:**  
\$460,000 - \$500,000

**OPEN FOR INSPECTION:**  
N/A



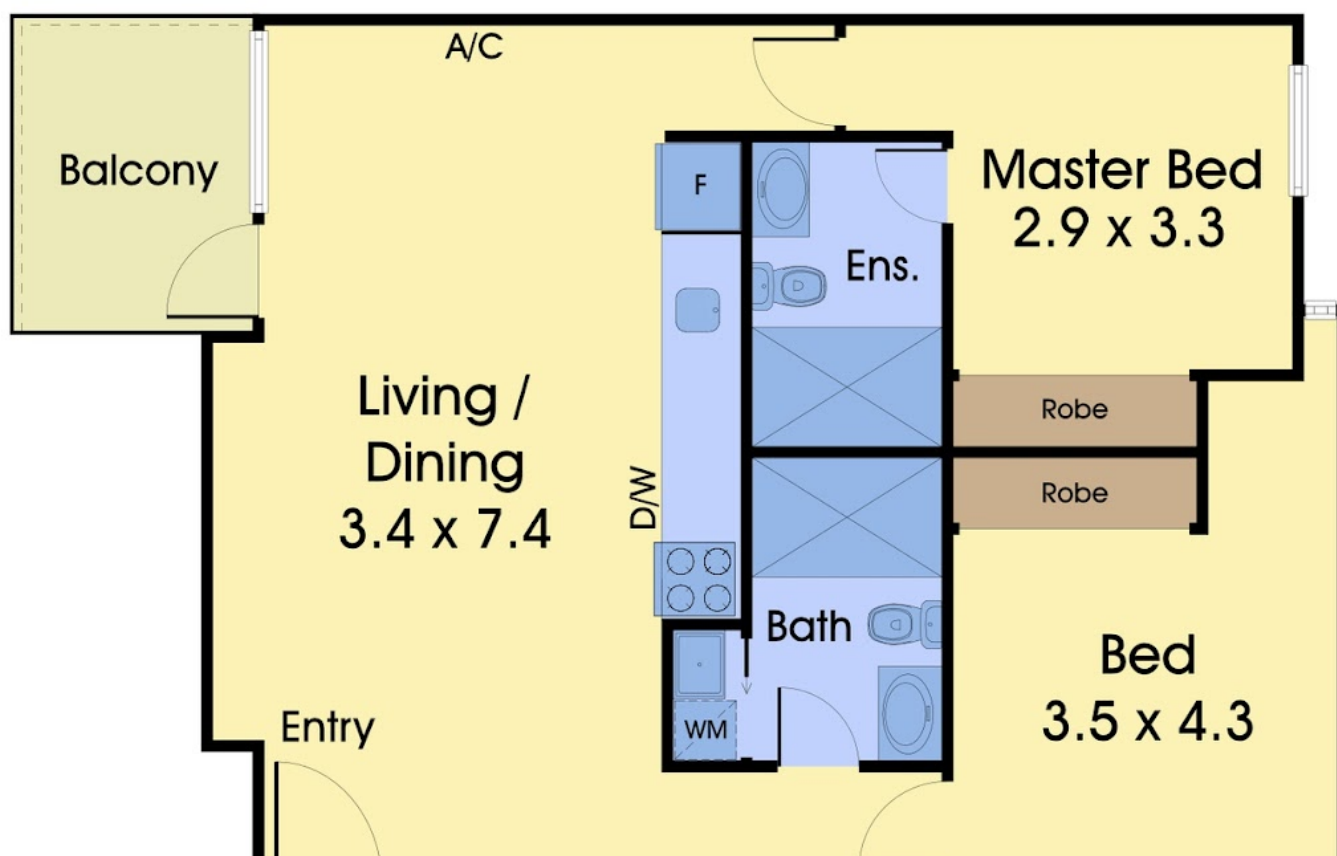
**Luciano Marcuzzi**  
**0423181161**  
luciano@atrealty.com.au  
[www.lucianorealty.com.au](http://www.lucianorealty.com.au)



Car-space x 1

Note: Not shown in position

Internal Size : 69 Sqm



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.

FLOOR PLAN

Luciano Marcuzzi

0423181161

luciano@atrealty.com.au

[www.lucianorealty.com.au](http://www.lucianorealty.com.au)

@realty