



FOR SALE

PRIME ALPHINGTON LIVING — TWO BED, TWO BATH— EXPRESSIONS OF INTEREST OPEN!

Discover contemporary living in this stunning two-bedroom, two-bathroom ground-floor apartment in a sought-after locale that perfectly blends urban convenience with tranquil surroundings. Step inside to find a spacious, light-filled layout thoughtfully designed for modern lifestyles. Nestled on the prestigious Parkview Road in Alphington, just 7km from Melbourne's CBD.

The thoughtfully designed floor plan features two generously sized bedrooms, each with built-in wardrobes, and is complemented by two luxurious bathrooms. The apartment's climate control is seamlessly managed through a combination of ducted heating and cooling, ensuring year-round comfort.

The indoor amenities rival those of a five-star hotel:

- Built-in storage solutions throughout, modern kitchen with a premium dishwasher
- Private balcony perfect for morning coffee or evening relaxation
- Dedicated study area perfect for work-from-home professionals
- Remote-controlled secure parking for one vehicle with walk-in storage cage
- Secure video intercom system, high-speed fibre connectivity

You also have private access to the building facilities and living spaces, including the rooftop BBQ and entertaining area, swimming pool, and outdoor spa. The facility also features a gym, an entertainment area for hosting gatherings, a dining room, and a library.

The apartment is currently leased month-to-month with a total income of \$9,375 per quarter and approximate outgoings of \$2,547 per quarter, as below:

Council Rates = \$312 per quarter
 Body Corp = \$2235 per quarter
 Rent = \$2845 per month
 Storage Rental = \$100 per month
 Carpark Rental = \$180 per month

Alphington's charm lies in its perfect balance of natural beauty and urban convenience. The

2 BED | 2 BATH | 1 CAR

PRICE:

\$695,000 - \$735,000

OPEN FOR INSPECTION:

N/A



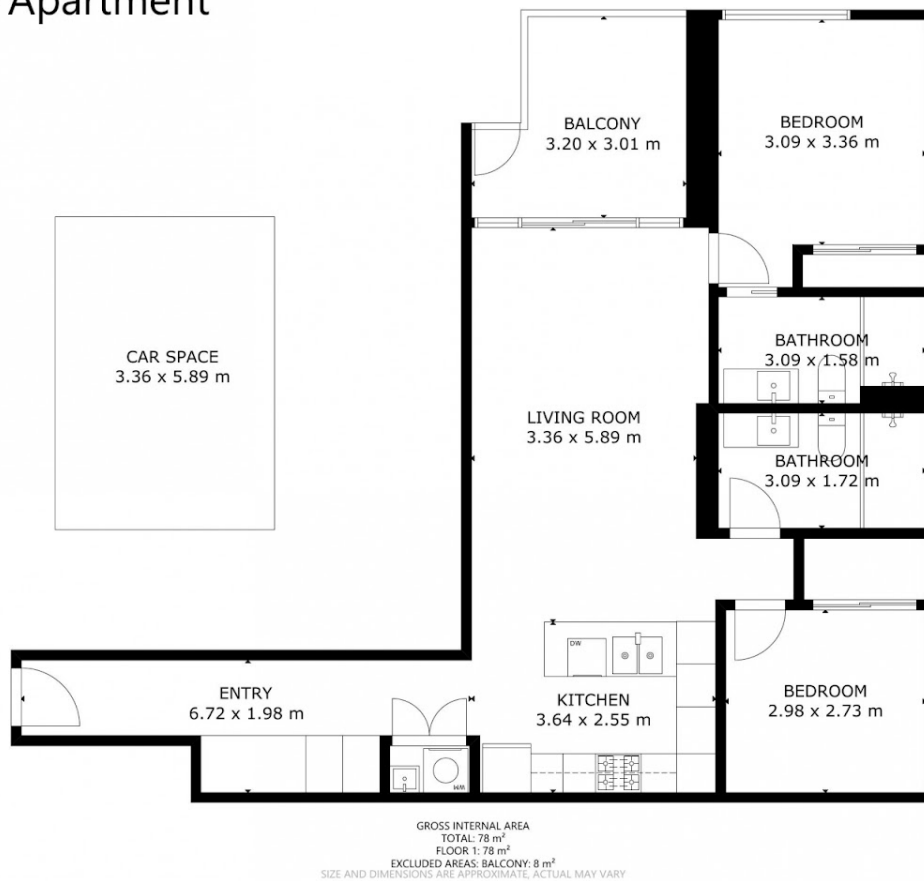
Leigh Chant

0418100082

leighchant@atrealty.com.au

innermelbournere.com.au

G2/Parkview Apartment



FLOOR 1

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.