



# FOR SALE

## PRIME ALPHINGTON LIVING — TWO BED, TWO BATH— GROUND FLOOR APARTMENT!

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 showcases two generously sized bedrooms featuring built-in wardrobes, complemented by two luxurious bathrooms. The apartment's climate control is seamlessly managed through 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. There is also 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

2 BED | 2 BATH | 1 CAR

PRICE:

\$665,000 - \$705,000

OPEN FOR INSPECTION:

May 23 at 10:00am - 10:30am



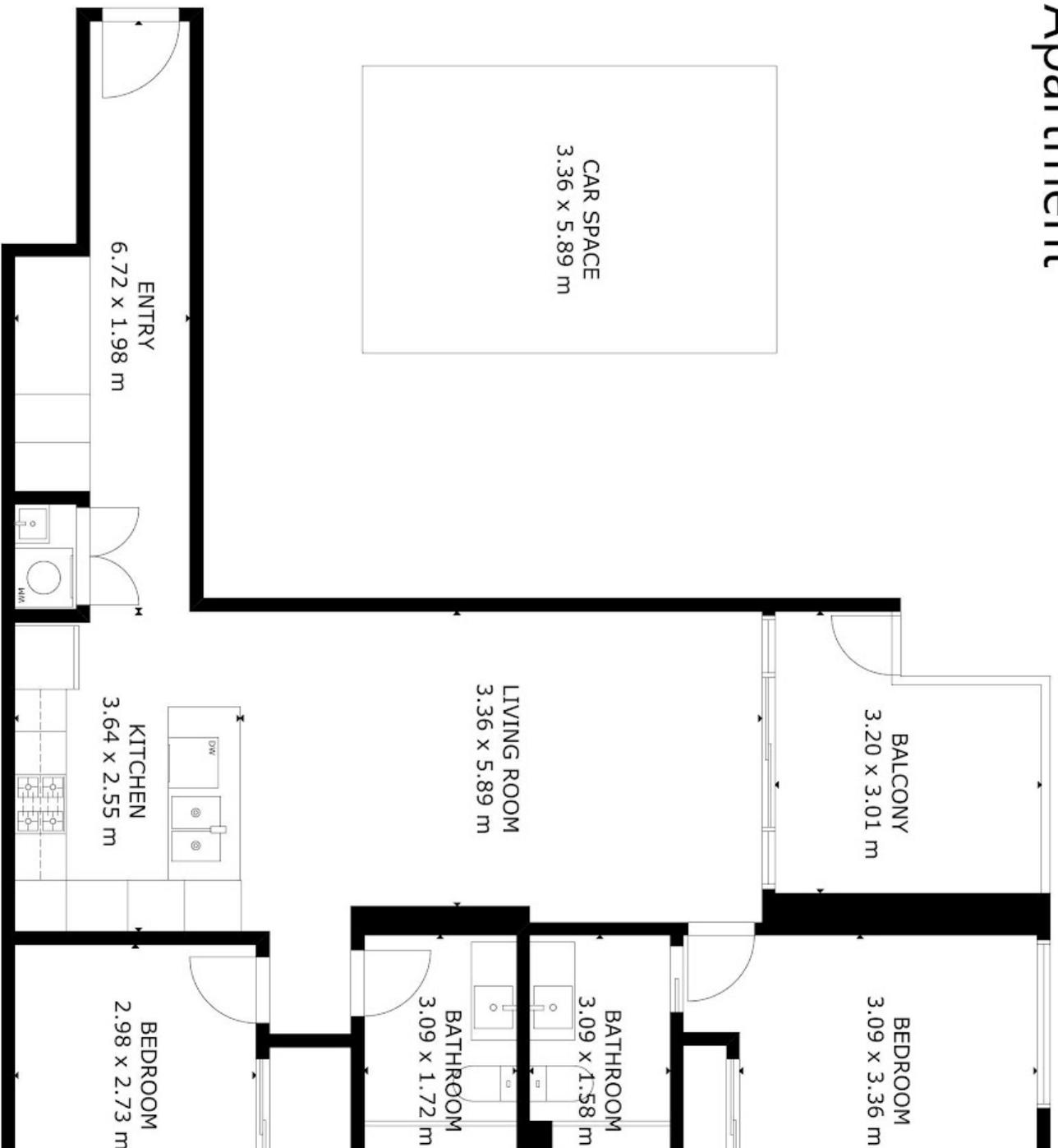
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# G2/Parkview Apartment



GROSS INTERNAL AREA  
TOTAL: 78 m<sup>2</sup>  
FLOOR 1: 78 m<sup>2</sup>  
EXCLUDED AREAS: BALCONY: 8 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.

