

## FOR SALE

### SPACIOUS 2-BEDROOM APARTMENT WITH UNMATCHED VIEWS OF THE RACECOURSE & RIVER!

Step into one of the largest floorplans in the complex with the highest quality fixtures and fittings —an 83sqm contemporary apartment that captures sweeping views of the iconic Flemington Racecourse and Maribyrnong River.

Located in the sought-after Tower 5, Victoria Square development, this light-filled residence offers a seamless blend of comfort, style, and lifestyle-enhancing amenities.

#### Apartment Features:

- Generous open-plan living and dining area with floating floors and split-system heating/cooling
- Modern kitchen with gas cooking, oven, dishwasher, overhead storage, and an inbuilt fridge
- European-style laundry with washer/dryer combo included
- Master bedroom with built-in mirrored robes, built-in desk/dressing table, and breathtaking racecourse and river views
- Stylish ensuite attached to the master bedroom
- Second bedroom with built-in robes and easy access to the central bathroom
- Secure car space and private storage cage included
- Entry via Joseph Street
- Easy access to public transport and Footscray train station
- Close proximity to the new Footscray Hospital

#### Exclusive Resident Amenities:

- Indoor heated pool with panoramic city views
- State-of-the-art gym and wellness facilities
- Private cinema
- Sky garden spanning 2,400sqm of lush green space
- Library and dining room
- Australia's only Olympic-sized aerial running track encircling the podium—exclusive to residents

2 BED | 2 BATH | 1 CAR

#### PRICE:

\$535,000 - \$570,000

#### OPEN FOR INSPECTION:

N/A

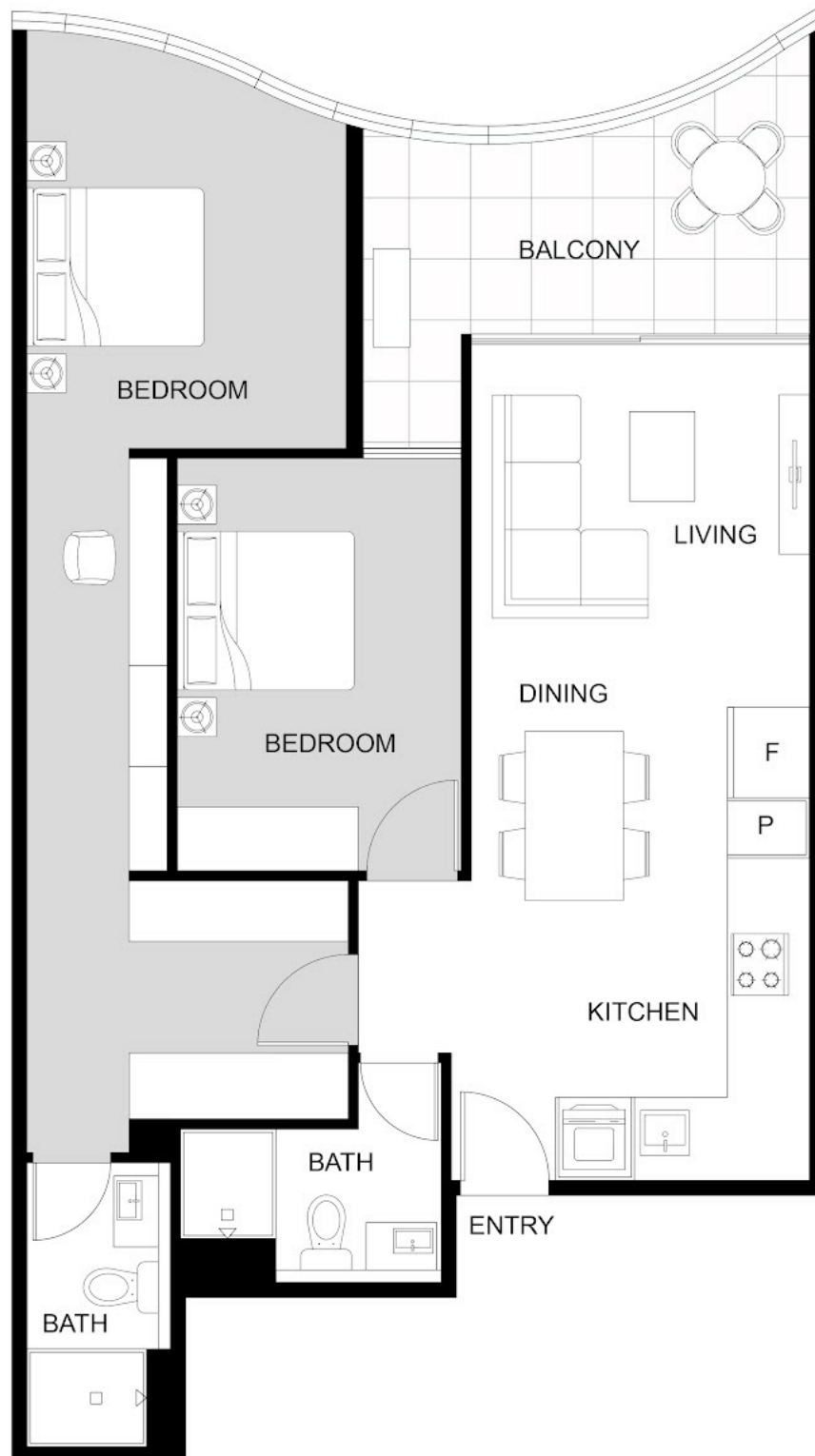


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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