

**1/44 Ormond Boulevard, Bundoora, Vic 3083**

LOVE & CO

## Apartment For Sale

Friday, 19 April 2024

1/44 Ormond Boulevard, Bundoora, Vic 3083

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ilija Menkinoski  
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## **AUCTION Saturday 11th May at 1:30pm**

Love where you live and you will certainly love living in this smartly designed, chic apartment superbly located on the first floor of this boutique development complex in an enviable lifestyle location, with the convenience of having everything you need literally at your doorstep. Surrounded by picturesque open green spaces walking distance to Uni Hill Town Centre, shopping, cafes, eateries, city bound tram 86 on Plenty Rd, RMIT University, short drive to LA Trobe University and easy access to the M80 Ring Rd Network. Showcasing an intelligent, light filled open living floor plan, well appointed stone finished kitchen equipped with gas cooktop/ electric oven, dishwasher, 2 good sized, carpeted bedrooms with mirrored built in robes, serviced by stylish bathroom and European style laundry facilities. Flowing outdoors, an expansive private balcony with bonus front yard allows you to relax and unwind whilst savouring leafy, tranquil surrounds from a very desirable northern aspect. Adding further appeal to this fabulous, low maintenance apartment, additional features include secure storage cage and car space. Ideal as a first home, astute investment opportunity or excellent downsizing option.