

**101/11 Woods Street, Yarraville, Vic 3013**



**Apartment For Sale**

Wednesday, 27 March 2024

101/11 Woods Street, Yarraville, Vic 3013

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Gus Anile  
0425781466



Andrew Dowton  
0437300366

**\$550,000 - \$600,000**

Nestled in the vibrant heart of Yarraville, yet serenely positioned to offer a tranquil living experience, 101/11 Woods St presents a rare opportunity to embrace sophisticated, low-maintenance living without compromising on space, comfort, or convenience. This well-kept single-level apartment, situated on the second floor, offers an idyllic retreat for first home buyers, growing families, or those looking to downsize without sacrificing lifestyle. As you step inside, you are greeted by an abundance of natural light that floods the open plan living, kitchen, and dining area, creating an inviting and warm atmosphere. The space is thoughtfully designed to maximize both form and function, with clean lines, high-quality finishes, and a seamless flow that encourages both relaxation and entertaining. The two bedrooms promise restful nights and peaceful mornings, complemented by a well-appointed bathroom that echoes the apartment's overall theme of comfort and security. A European laundry adds to the convenience, ensuring that every aspect of home life is as effortless as it is enjoyable. Car enthusiasts and commuters alike will appreciate the secure lock-up garage, a rare find that offers both protection and peace of mind. Situated in an AAA location, this property boasts an enviable proximity to Yarraville Train Station and the charming Yarraville Village, where the iconic Sun Theatre, gourmet restaurants, cozy cafes, and vibrant entertainment options await. Despite its central location, the apartment offers a peaceful escape, with stunning park views that promise a serene backdrop to your urban lifestyle. And with Melbourne CBD just 10km away, you're never far from the bustling heart of the city. This well-kept gem, maintained immaculately, stands as a testament to the care and attention bestowed upon it. It represents not just a home, but a lifestyle opportunity for those who value being at the center of it all, yet wish for a quiet haven to return to. For further information contact Gus Anile 0425 781 466 or Andrew Downton 0437 300 366 today.