

**101/88 La Scala Avenue, Maribyrnong, Vic 3032**



**Sold Apartment**

Friday, 27 October 2023

101/88 La Scala Avenue, Maribyrnong, Vic 3032

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Adriano Persichetti  
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**\$490,000**

\*\*\*SOLD AT AUCTION BY ADRIANO PERSICHETTI 0402 055 437 AND JOHN PASCERI 0405 134 726\*\*\*In 'LUCIEN', an address that ensures enjoyment of the Edgewater Estate and puts ALDI plus a series of specialty shops just moments away, this light-filled corner apartment can clearly claim 'best position in the building' status! Fob entry and secure lift access introduces superb first floor spaces that offer the rare advantage of 2 living zones. The principal living/dining area and its full width, under-cover balcony create a great context for indoor-outdoor entertainment while the additional zone provides perfect flexibility as an intimate lounge, TV retreat or home office. A 40mm stone kitchen equipped with European appliances complements the floor-plan in which 2 bedrooms and 2 bathrooms appreciate a wing dedicated to accommodation. The main bedroom's ensuite enhances its exceptional appeal while the second bedroom offers a sensational city skyline view. Heating/cooling, allocated parking and a storage cage this outstanding apartment's ability to meet every need of owner-occupiers, investors, first home buyer or downsizers. It's an undeniably desirable address from every city edge angle. My Agent Real Estate, a boutique agency offering a high level of service and innovative Real Estate practices to our clients right across Melbourne. Please visit our web site [www.myagentre.com.au](http://www.myagentre.com.au) where you can see all our listings and apply for our properties on line. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.