

**107/40-44 Station Street, Ferntree Gully, Vic 3156**



**Apartment For Sale**

Monday, 27 November 2023

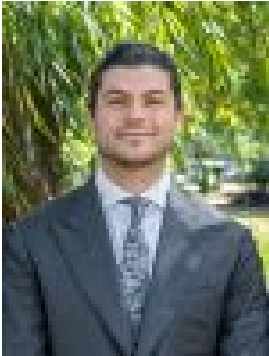
107/40-44 Station Street, Ferntree Gully, Vic 3156

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Rene Mawad  
0403141596



Cat Schwind  
0401011314

## **Auction (\$400,000 - \$440,000)**

**THE PROPERTY** Perfectly positioned on the top floor, this contemporary two-bedroom, two-bathroom apartment offers easy-care allure in an exceptionally convenient locale. Stylish floorboards extend throughout the open plan living and dining zone, with glass sliding doors opening up to reveal a sun-splashed private balcony overlooking the vibrant streetscape. Gourmets will relish mealtimes in the sleek modern kitchen flaunting stone surfaces, ample pantry space and quality stainless steel appliances. Plush carpet underfoot and mirrored built-in robes are a highlight in the bedrooms, with the main boasting a luxe ensuite with shower, vanity and toilet. Laundry facilities are included in the sparkling main bathroom, where you will also find a shower over bath, vanity and toilet. Further enhancing the appeal, split system heating and cooling for comfort, convenient lift access, and a secure car park with storage cage.

**THE FEATURES** • Contemporary two-bedroom, two-bathroom apartment • Main bedroom features built-in robe and luxe ensuite • Second bedroom includes mirrored built-in robe • Bathroom with shower over bath, vanity, toilet & laundry facilities • Serene private balcony overlooking the vibrant streetscape • Single secure car space with additional storage cage • Split system heating and cooling for optimum comfort

**THE LOCATION** Situated in the heart of Ferntree Gully Village, with shops and cafés on your doorstep, Ferntree Gully Station just a two-minute walk, plus parkland including Ferntree Gully Quarry Reserve and Wally Tew Reserve just a short stroll and local schools conveniently nearby.

Onsite Auction Saturday 16th of December at 3pm.