

**1106/18 Malone Street, Geelong, Vic 3220**

**GARTLAND**

**Apartment For Sale**

Tuesday, 5 December 2023

1106/18 Malone Street, Geelong, Vic 3220

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Greg Matheson  
0423224808

**\$695,000 - \$745,000**

Boasting an uninterrupted vista across Geelong's Corio Bay, this modern and contemporary apartment is equipped with north facing balcony, floor to ceiling double glazed windows, stone bench tops, designer joinery, stainless-steel, high-end, Miele appliances, an integrated fridge, and space-saving laundry along with split-system heating and cooling providing all year-round comfort. Soak up the fabulous sunrise daily overlooking Corio Bay and the Western Beach yacht club with further views to Melbourne and beyond from this breathe taking sun-soaked 11th floor apartment. Both bedroom's include built-in storage, the second with a large walk-in-robe and private ensuite complete with a study nook overlooking the Geelong waterfront. Staying fit also made easier with full inclusive access included in the body corporate to the in-house gymnasium on level three along with the communal alfresco entertaining BBQ area's complete with a golf putting green to wind down the day. Underground secure parking is an included bonus, along with an individual, generously proportioned storage cage included on title. Simply leave the car and walk to all amenities, Geelong CBD, restaurants, bars, Geelong Waterfront, RGYC, green space parks along with public transport access to Melbourne all at your doorstep. With a prime world-class location this apartment is a must for those with attention to detail & convenience or a sound investment. Potential rent return at \$550 - \$600 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.

- Located in the prominent, 'Mercer' complex
- Two bedrooms, both with ample storage
- Open plan living, kitchen and dining space
- High quality joinery, fixtures and fittings inside
- Uninterrupted waterfront views from balcony
- Kitchen with mobile island bench for convenience
- Split-system air-conditioning inside for comfort
- Stainless-steel appliances in the kitchen
- Single, secure car space with separate storage cage
- Just a short walk to the Geelong CBD