

**12/35 Grice Crescent, Essendon, Vic 3040**



**Unit For Sale**

Tuesday, 14 May 2024

12/35 Grice Crescent, Essendon, Vic 3040

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Anthony Elliott  
0393794833



Joel Campbell  
0438838014

**EOI - \$480,000 - \$520,000**

A serene retreat tucked away amidst lush surroundings at the rear of the complex in a block of only four apartments. A contemporary design, luxuriously spacious layout and abundance of natural light make it a comfortable and inviting space. Two substantial bedrooms with ample storage, a modern bathroom and separate WC and laundry facilities offer convenience and functionality. The open plan living area combined with the large dining/kitchen space creates a perfect setting for both relaxation and entertaining. The inclusion of glass splashbacks, ample cabinetry and a built-in breakfast bar enhances the contemporary feel and practicality of the kitchen area. Other highlights include; secure entrance, gas heating, air conditioning and dedicated car space adding to the comfort and convenience of living in this apartment. Situated on the fringe of North Essendon Village this home offers a balance of tranquillity and accessibility with easy access to recreational areas around the Maribyrnong River, boutique shopping, outstanding dining options and transport (59 trams, Glenbervie Station & Citylink) connecting you with the city centre. A premier example of boutique simplicity appealing to both first-time buyers and seasoned investors alike.