

**14/1 Wellington Crescent, East Melbourne, Vic 3002**

**LITTLE**  
REAL ESTATE

## Apartment For Sale

Saturday, 9 December 2023

14/1 Wellington Crescent, East Melbourne, Vic 3002

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Andrew McCalman  
0428887165



Nikita Politis  
0483143928

**\$600,000 - \$660,000**

Ideally placed moments from the CBD, this spacious 1 bedroom apartment showcases spectacular indoor/outdoor luxury surrounded by manicured gardens in the exclusive Wellington Gardens complex. A ground-floor layout is underpinned by wide-reaching open-plan living/dining and a gleaming kitchen with a breakfast bar, twin sinks and a full-sized, stainless-steel dishwasher. Swing open a pair of French doors and welcome to the star of the show! An east-facing paved terrace stretches out in style with a leafy garden aspect. Capturing the warmth of morning sunlight with ease, embrace unrivalled alfresco excellence.

- 1 large and light bedroom with built-in robes
- Sparkling two-way bathroom with a fully tiled shower over a bath
- Concealed laundry
- Ducted heating
- Flowing curtains
- Exquisite gardens on your doorstep
- Secure video intercom entry
- Undercover parking
- Access to the Lord Wellington Club with two swimming pools, gym, sauna, spa and lounge

Stroll to the MCG and the sporting precinct, Jolimont trains, free city trams, a number of crowd-pleasing cafes, the wide open greenery of Fitzroy and Treasury Gardens, and all the attractions of the Paris end of the CBD including the theatre district. This is the perfect choice for city executives, downsizers, investors and those searching for a city base with that all-important car park. An inspection is a must! For more information, please contact Andrew McCalman or Nikita Politis today.

3 x LITTLE THINGS WE LOVE

1. Bedgood & Co. Steps to popular coffee spot
2. The Sporting Precinct Walk to whatever sport you fancy
3. Treasury and Fitzroy Gardens Stroll to these two iconic parks

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