

# 1413/3 Aquitania Way, Docklands, Vic 3008



## Apartment For Sale

Wednesday, 12 June 2024

1413/3 Aquitania Way, Docklands, Vic 3008

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 98 m2

Type: Apartment



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**\$795,000 to \$850,000**

Discover the ultimate urban lifestyle, a luxurious 2-bedroom, 2-bathroom apartment with 1 secure car space. This exquisite, newly built residence from 2022 is designed for those who seek a blend of sophistication, comfort, and convenience in one of Melbourne's most vibrant precincts. Step inside to experience the spacious and functional layout that this apartment offers. The open-plan living and dining areas are accentuated by high concrete ceilings (2.88m) and stylish oak flooring, creating a warm and inviting ambience. The expansive windows flood the space with natural light, highlighting the contemporary finishes and elegant design elements that set this apartment apart. The state-of-the-art kitchen features seamless stone countertops, a sleek breakfast bar, and top-of-the-line appliances. Storage ensures that all your culinary essentials are within easy reach, making meal preparation a pleasure whether you're hosting dinner parties or enjoying a quiet night in. The two generously sized bedrooms provide the perfect retreat at the end of the day. The master suite has a luxurious ensuite bathroom, while the second bedroom is serviced by a well-appointed central bathroom, both featuring high-quality fixtures and finishes. The property has a large balcony, offering an idyllic space for alfresco entertaining. From here, you can soak up the stunning views and vibrant atmosphere of the Docklands, making it an enviable spot for both social gatherings and tranquil moments. Residents of Escala enjoy exclusive access to an array of premium amenities, including a well-equipped gym, a lap pool, a serene library, and a lush central garden with BBQ facilities. Safety and convenience are paramount, with features such as split system heating and cooling, a European laundry, secure intercom entry, one car space, and a large storage cage. Located within the free city tram zone, Escala offers unparalleled access to Melbourne's CBD, the District Docklands Shopping Centre, and the picturesque waterfront. This is more than just an apartment; it's a lifestyle choice for the discerning owner-occupier or savvy investor seeking quality and exclusivity. Any reference to an internal or external floor size or m2 area has been provided to Barry Plant Docklands/Yarra's Edge by a third party. We strongly urge all interested parties to undertake their due diligence before making any property purchase.