

202/41-45 Edgewater Boulevard, Maribyrnong, Vic 3032

Apartment For Sale

Tuesday, 7 May 2024

202/41-45 Edgewater Boulevard, Maribyrnong, Vic 3032

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Kylie Harrigan
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Trevor Reynolds
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\$485,000 to \$510,000

Nestled within the esteemed Boulevard Apartments, this unit offers an exquisite urban retreat. Positioned within the vibrant heart of Maribyrnong, known for its shopping, ease of access to the city and essential amenities, this residence represents the pinnacle of modern urban living. With its sleek facade and sophisticated interiors, this apartment stands as a testament to refined taste and craftsmanship. Upon entering, you're greeted by the seamless integration of the kitchen, dining and lounge areas, creating a spacious and inviting environment. Bathed in natural light pouring through floor-to-ceiling windows, the living space exudes modern elegance, complemented by SMEG stainless steel appliances, a gas cooktop and a large pantry for convenient storage. The inclusion of a split system air conditioner ensures optimal comfort throughout the year, allowing you to tailor the climate to your preference. The unit boasts two bedrooms, each with built-in robes, with the master bedroom featuring a study nook, ensuite and balcony, while the second bedroom enjoys easy access to the modern family bathroom. Step outside onto the entertainers' balcony, an ideal setting for hosting guests or enjoying moments of relaxation. With an additional balcony off the master bedroom, there's ample outdoor space to relax and unwind amidst the urban backdrop. A designated parking space ensures effortless commuting, while a storage cage provides ample room for storing belongings. Additionally, the unit is equipped with an intercom system for added security and convenience. Plus, the inclusion of a euro laundry adds further convenience to your daily routine. Located in the bustling neighbourhood of Maribyrnong, this unit offers unparalleled convenience. A short stroll away, you'll find an array of cafes, restaurants and essential amenities, including a medical center and Aldi supermarket. With easy access to the Gordon Street tram and bus services, as well as proximity to Edgewater Lake and Marina, Melbourne Showgrounds and Flemington Racecourse, everything you need is within reach. Additionally, Highpoint Shopping Centre, Footscray Hospital and Victoria University are all just a stone's throw away. Don't miss the opportunity to make this unit your urban sanctuary, offering the perfect blend of luxury, convenience and lifestyle in the vibrant heart of Maribyrnong.