

# 203/45 Edgewater Boulevard, Maribyrnong, Vic 3032



## Sold Apartment

Thursday, 19 October 2023

203/45 Edgewater Boulevard, Maribyrnong, Vic 3032

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Adriano Persichetti  
0396337111



John Pasceri  
0405134726

**\$489,000**

\*\*\*SOLD AT AUCTION BY ADRIANO PERSICHETTI 0402 055 437 AND JOHN PASCERI 0405 134 726\*\*\*Enjoy the lifestyle appeal of Edgewater Estate, appreciate the luxurious allure of the 'BOULEVARD APARTMENTS'. This seductive, secure residence reveals its quality throughout superb dimensions and sensational details. A living area featuring serene leafiness and fabulous city skyline views from its balcony instantly captures the attention. Equally, the dining domain's elegance leaves a lasting impression that's enhanced by an open-plan kitchen where 40mm stone benches, 2 pac cabinetry and stainless steel Smeg appliances tell a story that's all about style. A main bedroom featuring an elegant ensuite, generous built-in robes, an integrated work station/study nook and its own balcony retreat delivers a level of luxury that's perpetuated by the proportions of the second bedroom, also with built-in robes, and the separate second bathroom. Reverse cycle heating/cooling. Car space and storage cage. Impressive from its hotel style foyer onwards, this brilliant building will be a beautiful home, with St. Burgs right next door, shops and Highpoint nearby and the water and the city within easy reach. My Agent Real Estate, a boutique agency offering a high level of service and innovative Real Estate practices to our clients right across Melbourne. Please visit our web site [www.myagentre.com.au](http://www.myagentre.com.au) where you can see all our listings and apply for our properties on line. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.