

**204/11 Copernicus Crescent, Bundoora, Vic 3083**



**Apartment For Sale**

Friday, 3 May 2024

204/11 Copernicus Crescent, Bundoora, Vic 3083

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Kaan Ristic  
0394360888



Mark Lombardo  
0421320983

**\$260,000 - \$280,000**

A low maintenance lifestyle option or a smart investment opportunity awaits the discerning real estate buyer with this neat and tidy apartment, located in a coveted boutique complex in the Polaris Estate. Nestled on the second floor of the 'Aries' apartment, modern living couldn't possibly be easier than it is here. Attractive, contemporary finishes and a commitment to comfort have resulted in a one-bedroom apartment with multi-dimensional appeal. Entering into the living area, the carpeted lounge room stretches away to the full-length sliding glass doors. Natural light permeates through, dancing around the room and enticing you out onto the large balcony, the perfect place to get some fresh air. Adjacent to the living is the tiled galley-style kitchen, which enjoys entertaining-worthy positioning. It boasts ample upmarket cabinetry, a gas cooktop, an oven with rangehood and a dishwasher... all ready to support your culinary journey. A split system aircon unit will keep you comfortable while you do. The large bedroom comes with lush carpeting, a mirrored built-in-robe and a and a captivating floor-to-ceiling window wall that floods the room with light and views. The contemporary central bathroom comes with a shower, toilet and vanity, plus easy-clean tiling. Additional features include a European laundry with dryer and clothesline, secure entrance, security entry audio intercom, and a storage cage located in a separate building. Property is currently leased returning \$1456 per calendar month. Conveniently situated on Plenty Road, this apartment offers easy access to all amenities, with La Trobe University just minutes away by foot and RMIT University a short tram ride away. Want to immerse yourself in a vibrant and convenient new life? Get in touch with Ristic today! Due diligence checklist - for home and residential property buyers - <http://www.consumer.vic.gov.au/duediligencechecklist>Disclaimer: While we have made every effort to ensure that information provided about the above property is accurate, it has been provided to us by the Vendor and other sources. We, therefore, do not accept responsibility for its accuracy and strongly advise all interested parties to obtain independent advice and make their own inquiry before proceeding.