

**206/40 Bush Boulevard, Mill Park, Vic 3082**

Rata & Co.

**Sold Apartment**

Friday, 3 May 2024

206/40 Bush Boulevard, Mill Park, Vic 3082

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Julian Carvalho  
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**\$395,000**

Located amongst the hustle and bustle of Melbourne's north, this is a fantastic opportunity for investors, downsizers and first home buyers! No better location will give you the choices on offer – Westfield Plenty Valley featuring Village cinemas and South Morang Train Station, Rivergum Shopping Centre, Bunnings, local schools and childcare, cafés and eateries and so much more - all just moments from your doorstep. This highly sought-after apartment with uncluttered lines, high ceilings, downlights and split system cooling/heating features an open plan with central kitchen boasting stone benches and stainless steel appliances, two bedrooms with built in robes, shared bathroom and secure undercover car park and storage cage. Move in or reap the benefits of this fantastic investment opportunity. Built with quality fixtures and fittings, to suit busy modern lifestyles and desires, this is guaranteed to impress. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts Apply - please refer to the contract of sale and vendor statement for material facts and seek legal advice if required. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.