

**209/2 Caulfield Boulevard, Caulfield North, Vic 3161**

**LLC**  
Real Estate

**Apartment For Sale**

Wednesday, 24 April 2024

209/2 Caulfield Boulevard, Caulfield North, Vic 3161

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Shelly Zhang  
0431634526

**\$520,000 - \$570,000**

Immerse yourself in a cosmopolitan lifestyle within proximity to Monash University, Caulfield Racecourse, train stations, tram stops, bus routes, Caulfield Plaza, and Chadstone Shopping Centre. 2 Bedrooms with 1 Extra Study Area (Separate Space) 1 Traditional Secured Parking Space in the building with Storage Cage Total Size: 81.60sqm Internal Size: 65.9sqm Balcony Size: 15.7sqm (Panoramic Racecourse Track View, Lush Gardens) providing an enticing lifestyle for young professionals or savvy investors. Featuring premium appliances, including an integrated dishwasher and fridge, the stone kitchen seamlessly flows into the open living/dining area, which extends onto the spacious balcony through full-height glazing. Additional highlights include a separate sitting room/study, robes, luxe fully-tiled bathroom, split system heating/AC and secure intercom entry. Enjoy convenient amenities such as a business center and library for work, and unwind in the indoor pool, sauna, spa and gym facilities. After a long day, indulge in a wine from your personal cellar in the resident's dining room, theater or garden BBQ area. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. The fixtures, fittings, appliances and services have not been tested and no guarantee as to their functionality or efficiency can be provided. Distances and timings are approximate. Prospect purchasers should independently verify the information contained in this document and refer to the due diligence check-list provided by consumer affairs. Click on the link for a copy of the due diligence check-list: <http://www.consumer.vic.gov.au/duediligencechecklist>