

# 306/80 Ormond Street, Kensington, Vic 3031

## Apartment For Sale

Wednesday, 14 February 2024

306/80 Ormond Street, Kensington, Vic 3031

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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**\$490,000 to \$510,000**

Located in the heart of a vibrant neighbourhood, this unit invites you to embrace a lifestyle of modern comfort and city-centric convenience. Upon entering the stylish apartment block, a distinct air of sophistication sets the tone for a refined living experience. The corner positioning of this top floor apartment, with its wonderful views of Docklands, not only ensures privacy but also reduces foot traffic going past, enhancing the sense of and tranquility within this urban dwelling. In the open-plan design, the lounge and dining areas seamlessly integrate with the kitchen space. The dining area flows effortlessly into a generous lounge bathed in natural light, featuring a split-system for optimal climate control. The kitchen boasts an integrated dishwasher and stainless-steel appliances, that gleam against the sleek cabinetry. With a nearby study nook cleverly tucked away, this space is both practical and aesthetically pleasing. The two bedrooms in this unit are adorned with built-in robes, ensuring ample storage without compromising on style. The master bedroom is graced with a wall panel heater, adding a touch of luxury to winter nights. The two bathrooms effortlessly blend modern design and functionality, with their contemporary fixtures creating an atmosphere for relaxation. Step onto the expansive entertainer's balcony that extends seamlessly from the lounge room. This outdoor haven provides the perfect setting for alfresco dining or simply unwinding with breathtaking Docklands views. The blend of indoor and outdoor living spaces epitomises the modern lifestyle this residence offers. Residents benefit from convenient access to Kensington village shops and cafes. The nearby Kensington Community Recreation Centre, currently undergoing a remarkable state-of-the-art redevelopment, will soon offer an 8-lane swimming pool, multipurpose courts, versatile health and wellness areas for classes and community use, along with a brand-new café – all within close proximity. Primary schools, bike paths, trails, train stations and various amenities are just a leisurely stroll away. The nearby parks and waterways enhance the overall charm of this location. The property has one car space; for those relying on public transport, two train stations are just a short stroll away, ensuring seamless connectivity. This property stands as both an ideal investment opportunity and a perfect home for owner-occupiers seeking contemporary living in a thriving urban enclave. With its light-filled interiors, thoughtful design and proximity to amenities, this unit epitomises the epitome of modern urban living, inviting you to experience a lifestyle of comfort, convenience and sophistication. Don't miss the chance to make this extraordinary unit your new home.