

**319/45 Edgewater Boulevard, Maribyrnong, Vic
3032**



Apartment For Sale

Wednesday, 12 June 2024

319/45 Edgewater Boulevard, Maribyrnong, Vic 3032

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Fil Defina
0405164399



Tony Gerace
0396871344

\$320,000 - \$350,000

This contemporary, move-in ready apartment is located centrally to all desired amenities. With treetop views and set-back from the neighbouring buildings, a peaceful ambience can be felt throughout the home. Located less than 8kms from Melbourne's CBD, everywhere you would need to go, is within an arms stretch. ALDI supermarket, doctor's clinics and pharmacies, numerous service businesses, restaurants and cafes are just up the street. Highpoint Shopping Centre is within a 5min drive, the Maribyrnong River and its picturesque walking tracks are within 600m, the new Footscray Hospital site and Victoria University are just around the corner. For easy access to and from the surrounding suburbs and city, tram stops are within a 5min walk. Key features:- Light-filled, open plan living/dining area which overlooks the surrounding green spaces- Sizeable kitchen featuring high-end finishes like stone benches, panelled cabinetry, stainless steel accents, mirrored splash-back and gas cooktop- Spacious bedroom with balcony access and built-in robes- Central bathroom which features a large vanity with storage and generous shower- Entertainer's balcony which overlooks the peaceful streetscape below - Large European laundry- Drive-in, secure car space - Storage cage - Split system heating and cooling- Brand new carpet and freshly painted throughout- Video intercom and secure building access - Extra windows surrounding the living room