

# 4/91 The Esplanade, Maribyrnong, Vic 3032



## Villa For Sale

Saturday, 4 May 2024

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**Bedrooms: 2**

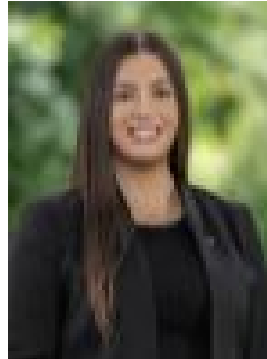
**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Kieran Moloney  
0393792000



Alicia Vavassori  
0393792000

**\$550,000 - \$600,000**

Wonderfully low-maintenance and configured for comfort, this outstanding villa unit offers sun-splashed modern living among Maribyrnong's widely revered and picturesque river precinct. Benefiting from a distant setback in a boutique block of only ten, a smartly refreshed interior features a pair of substantial bedrooms, together serviced by excellent robe storage and a tidy bathroom with bath, shower, and separate WC. A considerable living/dining room offers quiet space to unwind and entertain, while a light-filled study area caters cleverly for home workdays. Upmarket Miele appliances adorn a storage-rich kitchen, while a broad, covered courtyard and front veranda present relaxing retreats ideal for a peaceful coffee, afternoon lost in a novel, or evening drink with friends. A stand-out prospect perfect for savvy starters, discerning downsizers, and seasoned investors, other highlights include hardwood floors, heating/cooling, and a secure garage with adjacent laundry. Placed by acclaimed St Margaret's Primary, city-bound trams, acres of open parkland, and scenic river trails, while moments from Highpoint's vast array of retail and dining options.