

**402/68 River Esplanade, Docklands, Vic 3008**



**Sold Apartment**

Friday, 8 March 2024

402/68 River Esplanade, Docklands, Vic 3008

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 120 m2**

**Type: Apartment**



Mia Chen  
0390911400



Baden Lucas  
0390911400

**\$1,045,000**

Located in the sought-after individual “podium” allotment of Yarra’s Edge Tower 3, delighting with un-interrupted views and stunning privacy, and saturated with first class detail and fittings takes this property to a whole other level, this 2 bedroom, 2 bathroom, 2 car space apartment is waterside perfection and unique with its own designated entrance only 2 per floor and direct level car access. • In total, there are only 7 riverfront apartments in this low-density complex, with only 2 homes on each level • Appreciate the quality and style of the Tasmanian Oak timber floors • Sizeable lounge and dining showcase a preferred Northern orientation with gallery lighting • Stylish and easy to use kitchen boasts gleaming benchtops, SMEG induction cooking, Neff oven and dishwasher • Expansive North-facing balcony has unique and favorable high ceilings and remarkable views of the Marina and beyond • Oversized main bedroom and second bedroom include a built-in dual-function Murphy bed/Study desk • Both bedrooms come complete with BIRs • Stylish bathrooms • Motorized blinds throughout for ease-of-use day and night • European laundry • Ducted heating and cooling • Secure intercom system for added safety and convenience • 2 car spaces are conveniently located on the same level as the apartment • Podium level outgoings are noticeably less and therefore more affordable than the main tower adding to the desirability

**PROPERTY SIZE** Internal 100sqm External 26sqm Total Size 126sqm

**AMENITIES** Residents will have access to RekDek facilities which include a gym, pool, spa, steam room, and sauna.

**LOCATION** This location delivers a waterside lifestyle you’ll never get tired of. An easy and enjoyable stroll into the vibrant South Wharf/DFO/Convention centre precinct. Locally a stone's throw to The Espressonist café right at your doorstep is arguably one of the best in the Docklands and is your ultimate stop for your morning latte. Sassone Cucina Italia is an excellent eatery steps away, as is the Mad Duck Café. You’re also near IGA supermarket, South Wharf DFO shopping, South Wharf promenade restaurants and bars, Port Melbourne, Southbank, and South Melbourne attractions including Clarendon Street shops, Crown Casino, and South Melbourne Market, free city trams, and Southern Cross Station.

All information including the internal and external property area (floor size, address, and general property description) on the website has been provided to Lucas Real Estate by third parties. Information contained on the website should not be relied upon and homebuyers are encouraged to undertake due diligence before a property purchase. Please contact Mia Chen on 0413 096 455 or Baden Lucas on 0418 888 751 to discuss this property further.