

**403/39 Caravel Lane, Docklands, Vic 3008**



**Apartment For Sale**

Tuesday, 28 November 2023

403/39 Caravel Lane, Docklands, Vic 3008

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 129 m2**

**Type: Apartment**



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**\$685,000 - \$750,000**

Highlighted by an utterly expansive entertainer's terrace along with 129 sqm (approx.) of unbelievable space both inside and out, this marvellous 2 bedroom, 2 bathroom 4th-floor apartment in the coveted Nolan Tower hits all the high notes. • The private north-east balcony terrace measures 40 sqm (approx.) alone and is a prime-time alfresco space ready for summer BBQs and weekend drinks • Extended living and dining zone great for daily relaxing and eating • Impressive stone kitchen promises stainless steel appliances and plenty of excellent storage • Appealing master bedroom features access to the terrace, study nook, walk-in robe, and pristine ensuite • 2nd bedroom features built-in robe storage • Stylish central bathroom • Full laundry room • Ducted heating and cooling • Secure car space • Secure storage cage • Secure intercom

**PROPERTY SIZE** Internal 89sqm External 40sqm Total Size 129sqm

**AMENITIES** Residents of The Nolan have access to a swimming pool, gym, and communal area.

**LOCATION** Near The District Docklands which features Hoyts Cinemas, Woolworths supermarket, Dan Murphy's, Chemist Warehouse, and a wide range of specialty shops & restaurants. You're also close to Capital City Trail, Docklands Primary School and kindergarten, Marvel Stadium, leading universities, trams including the free City Circle line, Southern Cross Station, and a short walk to the Port Phillip Ferries.

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 Serena Su on 0499 083 362 or Ricky Li on 0487 888 873 to discuss this property further.