

**407/12 Thomas Holmes Street, Maribyrnong, Vic  
3032**

J A S S T E P H E N S

**Apartment For Sale**

Thursday, 11 April 2024

407/12 Thomas Holmes Street, Maribyrnong, Vic 3032

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alex Tsimiklis  
0393169000

**\$350,000 - \$375,000**

Sleek And Unique in A Superb Maribyrnong Location! • Light-filled and contemporary; A brand new apartment, this is the perfect move-in ready opportunity for homebuyer looking for a luxe first home or investors searching for a strong and high-demand rental return. • Not your run-of-the-mill apartment! Striking design features, effortless flow and superb outdoor entertaining. The ideal floorplan, boasting an open kitchen, meals and living space which flows to the spacious outdoor balcony with an abundance of natural light coming to the bedroom and living areas • Beautifully presented apartment in the Maribyrnong Edgewater location • Open-plan kitchen featuring stainless steel Bosch appliances (Gas cooktop, dishwasher, oven, exhaust) with a huge benchtop and plenty of cupboard storage • Timber decked floors across the kitchen/dining/living area • Access to a large, covered balcony to abundance of natural sunlight • Built in (mirrored) robes in a spacious bedroom with access to the balcony via floor to ceiling windows • Split-system heating and cooling ensure your comfort all year round • European laundry • Secure video intercom entry • 1x Secure car space and storage cage

Why you'll love this location: Enjoy a prime location in Maribyrnong, approx. 7km from CBD, conveniently located within the busy Edgewater precinct with Aldi, shops, cafes and restaurants at your doorstep, you will never be short of choices. Walking distance to dental, medical clinics and easy access to public transport along Gordon Street. Highpoint Shopping Centre is just a short 10-minute walk and the Royal Melbourne Showgrounds are only a 5-minute drive. Nearby schools include Maribyrnong College, Footscray High School/North Primary and Victoria University. The Maribyrnong River/cycle tracks, Footscray Park, are just a short stroll away to ensure plenty of memorable walks and quality time with family and friends. \*Approximate