

**40GF/11 Bond Street, Caulfield North, VIC, 3161**

**Leased Apartment**

Wednesday, 8 February 2023

40GF/11 Bond Street, Caulfield North, VIC, 3161

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## The Brief: Modern Apartment in Caulfield North

Its Addressed:

40/11 Bond Street, Caulfield North

Area Specialist is proud to present 40/11 Bond Street, Caulfield North. This two-bedroom apartment located in the vibrant suburb of Caulfield North, just 12km outside of the Melbourne CBD, ticks all of the right boxes when it comes to apartment living. Located in a quiet street, on the doorstep of Caulfield Station, public transport, parkland, recreational reserves and Monash University, cafes and all the best inner city suburb offerings.

Light and bright, the open plan living, kitchen and dining area are filled with natural light and sliding doors open up into a tiled private courtyard with street access, perfect for those balmy summer night barbeques.

The kitchen boasts stainless steel appliances, gas cooking, a stone bench top and plenty of storage. With laminate flooring throughout the kitchen and dining area, and split system heating and cooling, the living area provides the perfect place to relax after work or entertain guests.

Two bedrooms with built-in robes, roller blinds to windows and hard-wearing carpet, provide a cozy retreat. Two separate modern bathrooms with a neutral colour palette, semi-frameless shower screens, quality tapware and built-in storage.

The apartment comes with one car space in the complex's secure car park plus an additional convenience of accessing any street parking from it's private courtyard.

The complex has all the resort-like amenities you could dream of:

- Secure entrance and intercom
- Heated swimming pool, sauna and spa
- Fully equipped gym
- Dining room available by private booking
- Business centre/conference room
- Home Theatre
- Communal barbeque and courtyard area
- Library
- Wine cellar

Our signs are everywhere... For more Real Estate in Caulfield North contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective tenants are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.

\*\*Apartment will come with fridge and washing machine.