

421/31 Edgewater Boulevard, Maribyrnong, Vic 3032

J A S T E P H E N S

Apartment For Sale

Wednesday, 17 April 2024

421/31 Edgewater Boulevard, Maribyrnong, Vic 3032

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Taylor Romao
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\$500,000 - \$550,000

• Immaculately presented two-bedroom, two-bathroom apartment in prime lifestyle location, moments from every convenience

- Open-plan kitchen/dining/living opening to full-width balcony with city views
- Master bedroom with twin built-in robes, ensuite and direct balcony access
- Second bedroom with built-in robe and balcony access, serviced by second bathroom
- European laundry
- Secure allocated parking + storage cage

Offering chic interiors, superb city views, and a dream lifestyle location, this instantly appealing apartment presents an outstanding opportunity for home seekers and investors alike. Open-plan living delivers a stunning stone-topped kitchen boasting stylish timber cabinetry and stainless-steel appliances with a generous living/dining zone spilling out to the full-width balcony, where sparkling city views set the perfect backdrop for alfresco entertaining. Two privately positioned bedrooms enjoy built-in robes and direct balcony access, with the larger master boasting a sleek ensuite and the second bedroom enjoying exclusive use of the second bathroom – a twin of the ensuite, with floor-to-ceiling tiling, matte black tapware and a luxurious rainfall shower. A discreet European laundry completes the floor plan, while secure allocated parking and a handy storage cage add extra appeal. Why you'll love this location: Surrounded by stunning parks and reserves and just a short stroll from shops and cafes, this enviable address offers a fantastic lifestyle just 9.1km* from the CBD. Walk to Aldi and the local shops in just one minute* and enjoy a scenic stroll to Highpoint Shopping Centre, cutting through Thompson Reserve on the way. Catch the bus or tram to Footscray's buzzing dining and shopping precinct where you can pick up fresh supplies at the Footscray Market, enjoy the conveniences of Footscray Plaza and indulge in a vast selection of cuisines. Stroll to the Maribyrnong River in just ten minutes* and grab a takeaway coffee from a waterfront café to enjoy while you walk along the river trail and enjoy the wide-open spaces offered by the surrounding parks for a superb outdoor lifestyle. Young families will appreciate the short walk to a selection of childcare providers, while Footscray North Primary School and Maribyrnong College are also within walking distance.*Approximate