

# 44 Mills Boulevard, Alphington, Vic 3078

## Sold Townhouse

Monday, 28 August 2023

44 Mills Boulevard, Alphington, Vic 3078

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 99 m2

Type: Townhouse



Malinda Martin  
0412782062

## Contact agent

Nestled within the beautiful community of Alphington, is this stunning 2-bedroom, 2-bathroom townhouse that offers an idyllic lifestyle like no other. Situated in the sought-after YarraBend development, this property not only boasts a prime location but also provides a captivating view of the brand new park (under construction) and a vibrant future hospitality precinct right at your doorstep. Imagine waking up to the tranquil views of lush green spaces and the aroma of freshly brewed coffee. Indulge in leisurely strolls, picnics, or simply relish the atmosphere while sipping your morning latte. Step into a perfectly designed space, that maximizes both comfort and functionality. With two spacious bedrooms and two modern bathrooms a study on entry and separate powder room, this property offers an ideal layout for couples, singles or professionals seeking a sophisticated living space. The second level is home to a Gourmet Kitchen, the heart of this townhouse - where culinary adventures await. Equipped with state-of-the-art Miele appliances, ample storage space, a porcelain tile as a striking feature and a stylish island, this kitchen is a haven for aspiring chefs and entertainers alike. Your lounge area steps out onto your private balcony overlooking the Artisan Park. Enjoy the convenience of your own private garage, providing secure parking for your vehicle and additional storage space. A slimline water tank is neatly tucked away in the garage connected to toilets and for watering your front yard. Living in the YarraBend development means access to an array of outstanding amenities. Future amenities will include a state of the art Health & Wellness Centre with indoor and outdoor swimming pools, yoga and pilates studio, gym, spa steam and sauna. Landscaped gardens and parks, a private Business & Entertainment Hub a future shopping centre anchored by Coles and so much more. With its prime location, this townhouse offers easy access to local shops, cafes, and restaurants, or take a short commute to nearby retail precincts and entertainment hubs. Easy access to Public Transport and the Yarra River Trails. Immerse yourself in a vibrant community, enjoy the beauty of the new park and cafe precinct, and experience a lifestyle that is truly unparalleled.