

# 48 Mills Boulevard, Alphington, Vic 3078

Nelson Alexander

## Townhouse For Sale

Thursday, 25 January 2024

48 Mills Boulevard, Alphington, Vic 3078

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Nick Smith  
0425755238



Tom Breen  
0394861800

**EOI \$795,000 - \$870,000**

Contemporary gem in Alphington's best location Immerse yourself in a world of inner-city sophistication, gourmet restaurants, artisan traders, beautiful Yarra parkland and effortless transport into the city; all from this impeccable architecturally-designed townhouse within Alphington's exclusive YarraBend community. Luxuriate in open plan living and dining with immaculate timber flooring and split system heating and cooling. The spacious undercover balcony deck is an entertainer's dream, while the designer kitchen shines with thick marble benchtops, premium Miele appliances and ample soft-closing cabinetry. Upstairs boasts two comfortably sized bedrooms with large built-in robes and their own split system units. The front bedroom has a charming Juliet balcony, while both feature their own sparkling modern ensuite for absolute luxury. Downstairs offers a private study zone for the ideal home office environment, as well as a European laundry and additional powder room. Internal access is available via the remote-control garage with ROW entry and water tank. YarraBend is an idyllic family-friendly community of happy neighbours, quality residences and vibrant amenities - soon to include brand new 'The Bend' shopping centre and restaurant precinct for incredible wining and dining right on the corner (including top chef Adam D'Sylva's highly anticipated new wine bar Decca!) Walk to local cafes, eateries and more, with an easy stroll through beautiful Alphington Park adjoining the Yarra River. Walk to Alphington Farmers Market, Alphington Primary and just 750m to Alphington Station for trains to the CBD. Also within minutes are Alphington Grammar, Ivanhoe Village and Fairfield's lively Station Street for further shops, cafes and restaurants. Enjoy nearby golf courses, sporting clubs and scenic Yarra cycling trails, plus near-instant access to the Eastern Freeway for easy commuting throughout Melbourne.