

**607/41-45 Edgewater Boulevard, Maribyrnong, Vic  
3032**



**Apartment For Sale**

Wednesday, 12 June 2024

607/41-45 Edgewater Boulevard, Maribyrnong, Vic 3032

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Nick Cartledge  
0418580060

## Suit Buyers \$565,000 - \$595,000

We are pleased to offer this fabulous apartment in the popular Boulevard Apartments Residence. This apartment has been cleverly designed to make excellent use of a large open living space, with stunning timber floors and floor-to-ceiling glass windows, the sliding glass doors flow to the balcony, positioned to take in every amazing Melbourne sunset. You will never get tired of that beautiful evening orange glow! The kitchen is sleek, stylish, and well-appointed with stone benchtops, an integrated dishwasher, and stainless steel appliances. The bedrooms are situated at opposite ends of the apartment offering privacy and space for comfortable shared living. Both bedrooms have large built-in robes, and the master has a stylish ensuite and cabinetry. The Boulevard Apartments are centrally positioned and easy access to everything that Edgewater Estate has to offer. This includes being just a short stroll to local shops, cafes, the supermarket, and the popular walking tracks along the Maribyrnong River. Highpoint Shopping Center is a 3-minute drive. Public transport is at your door by bus and a local tram just 200 metres walk. This route takes you to either, Moonee Ponds Central or Footscray Hub train station for easy access to the CBD. Just 8km from the CBD - you can leave the car at home! If you are looking for something more than your average 2 bedroom - we recommend an inspection is a must. You won't be disappointed.