

# 608/11 Shamrock Street, Abbotsford, Vic 3067

## Apartment For Sale

Wednesday, 12 June 2024

608/11 Shamrock Street, Abbotsford, Vic 3067

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Andrew Crotty  
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## **Private Sale \$340,000-\$360,000**

This spacious one-bedroom apartment offers true convenience and comfortability with various amenities, perfectly positioned metres from the Yarra River and beautiful parkland, making this property sure to impress. - 1 bedroom with built in robe - Open plan living and dining - Crisp separate bathroom with laundry facilities - Around 45m<sup>2</sup> of living - Owners Corporation fees \$311 approx per quarter- Secure undercover parking- Potential rent up to \$525 per week (\$27,375 per annum)Lifts, communal library, conference rooms, beautiful maintained grounds with BBQ facilities for entertaining friends, indoor/outdoor swimming pool, well provisioned gymnasium, sauna and private entertaining terrace. Set within the popular Green Square development, and only a short distance to the Yarra River, Victoria Gardens shopping precinct, Hoyts Cinemas, IKEA, Abbotsford Convent, Victoria Street trams, and North Richmond Station. Conditions of entry - IDENTIFICATION and contact number required, otherwise entry may be refused. The information about this property has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions to the property. Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence.