

**8/2 Grand Boulevard, Montmorency, Vic 3094**



**Apartment For Sale**

Friday, 31 May 2024

8/2 Grand Boulevard, Montmorency, Vic 3094

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Rhys Burke

0439467490

**\$520,000 - \$570,000**

Sale by SET DATE® Closing Tuesday 25 June at 5:00pm Enjoying an elevated vantage point, this incredibly spacious apartment positions itself as the ideal investment opportunity or chance to take that all important first step onto the property ladder. Step inside to a layout that feels more like a cottage style home than an apartment, boasting a large open plan living, dining and central kitchen area. Incorporating quality bench tops, electric appliances and plenty of built-in storage the kitchen is spacious and overlooks an abundance of room to convene with family and friends. Three bedrooms with robes provide ample accommodation, all have proximity to the matching main bathroom with shower, bath and twin vanity, as well as the airy covered balcony. Wall heating, split-system air-conditioning, a separate laundry and two secure car spaces further contribute to an all round apartment package that could not be better placed. Within walking distance to Montmorency South Primary School, Lower Plenty Primary School and the Lower Plenty Shopping Centre, close to Montmorency Station and Were St shopping, with easy access to central Eltham, Eltham Leisure Centre, Montmorency Secondary College, Greensborough Plaza, Main Rd, Sherbourne Rd, Fitzsimmons Lane, Foote St, Williamsons Rd, Manningham Rd and the Eastern Freeway.