

**1403/3 Aquitania Way, Docklands, Vic 3008**



**Apartment For Sale**

Thursday, 11 July 2024

1403/3 Aquitania Way, Docklands, Vic 3008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 81 m2**

**Type: Apartment**



Mia Chen

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**\$595,000 - \$650,000**

In the award-winning Escala complex which sits in the thick of the New Quay precinct action, and guarantees a charming New York loft-style design as well as immaculate and luxurious interiors which cannot be beaten, this 2 bedroom dual-level apartment has all your stylish bases covered. • This apartment combines industrial chic with elegant modern flair • Soaring ceilings, designer lighting, high bright windows, and striking parquet timber floors dominate the free-flowing central living area • The balcony off the living zone is your ultimate outdoor space to relax • Casual dining area feeds into the sumptuous kitchen which is enhanced by a stone benchtop and splashback plus premium appliances • Spacious downstairs bedroom with built-in robe storage • Spiral staircase transports you to the generous main upstairs bedroom which also has a BIR and concrete ceilings • Sublime twin vanity bathroom on the ground floor • European laundry • Split system heating and cooling • Gallery lighting in meals and kitchen • Secure intercom • Secure car space

**PROPERTY SIZE** Internal 71m<sup>2</sup> External 10m<sup>2</sup> Total Size 81m<sup>2</sup>

**AMENITIES** Residents of Escala will have access to a rooftop garden, BBQ, library, and indoor pool.

**LOCATION** Near The District Docklands which features Hoyts Cinemas, Woolworths supermarket, Dan Murphy's, Chemist Warehouse, and a wide range of specialty shops & restaurants. You're also close to Capital City Trail, Docklands Primary School and kindergarten, Marvel Stadium, leading universities, trams including the free City Circle line, Southern Cross Station, and a short walk to the Port Phillip Ferries.

All information including the internal and external property area (floor size, address, and general property description) on the Website has been provided to Lucas Real Estate by third parties. Information contained on the Website should not be relied upon and home buyers are encouraged to undertake due diligence before a property purchase. Please contact Lynn Lum on 0474 044 293 or Mia Chen on 0413 096 455 to discuss this property further.