

**302/18 Malone Street, Geelong, VIC, 3220**

**GARTLAND**

**Apartment For Sale**

Tuesday, 1 October 2024

302/18 Malone Street, Geelong, VIC, 3220

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## The Perfect Investment Opportunity

This luxurious apartment in the prestigious 'Mercer' complex combines stylish interiors with a prime waterfront location, providing unmatched convenience.

Featuring two bedrooms with built-in wardrobes and stunning panoramic views of Geelong's CBD, the open plan living, kitchen, and dining area flows seamlessly onto a spacious balcony, ideal for relaxation. The kitchen is equipped with stone countertops and stainless-steel appliances, while the two bathroom's showcase elegant floor-to-ceiling tiling and high-quality cabinetry, fixtures, and fittings. Year-round comfort is ensured with split system air conditioning.

The building offers a spacious communal balcony, perfect for hosting BBQs while enjoying uninterrupted bay views. Residents also have access to a gym, conveniently located on the third floor and included in the body corporate. A designated car space in the garage and a separate secure lock-up storage cage provide added convenience.

Just a short walk from the prestigious Geelong Waterfront and CBD, this exceptional apartment elevates low-maintenance living. It's also minutes away from Little Malop Street's vibrant nightlife, where you can indulge in Geelong's finest restaurants. Don't miss the chance to be part of Geelong's growing trend in apartment living.

- Two generously sized bedrooms, both with BIR's
- Two bathrooms with floor to ceiling tiles and quality fixtures
- Balcony offers views across Geelong's CBD and skyline
- One allocated car space with a separate secure storage cage
- Kitchen boasting stone waterfall bench and S/S appliances
- Just moments from the Geelong Waterfront and CBD
- Easy access to Geelong's wonderful nightlife at Little Malop St