

**410/4 Acacia Place, Abbotsford, Vic 3067**

**LLC**  
Real Estate

**Apartment For Sale**

Wednesday, 26 June 2024

410/4 Acacia Place, Abbotsford, Vic 3067

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Yin Yin Loh  
0410052131

## Contact Agent

Inspection is strictly by appointment - please contact Yin Yin 0410 052 131 to register for the scheduled open for inspection. Expression Of Interest Offers closing Monday, 29th July at 5pm (unless sold prior). An urban oasis located within 3.5 km to Melbourne CBD and is perfectly located across Victoria Garden Shopping Centre, cafes, restaurants, bowling, cinema, and many more. Conveniently located with a tram stop at your doorsteps. Designed by the renowned ROTHELOWMAN Architects, the luxury Sanctuary development, including a "hotel-inspired" and "light-filled" lobby, opposite the Victoria Gardens shopping complex features only 7 apartments with 'Convertible Spaces'. It is Australia's first convertible apartments in Abbotsford, transforming bedrooms into dining areas and corridors into bedrooms and kitchens into lounge rooms, all in the space of a couple of minutes to give a whole new vibe. Convertible Spaces allow you to optimize your living area. During the day, it functions as a studio apartment, while at night, it expands to provide increased entertainment and living space. The movable walls that transform the apartment are a joinery unit continuing the Scandinavian theme whilst importantly providing useful functionality with a pull out pantry, soft close drawers, and ample additional storage accessible from both sides. The design allows for a 70% increase in living area space with each apartment, including a fold-down queen sized bed with a moveable wall. Each integrated wall comprises a state-of-the-art television unit, kitchen with integrated fridge, and bedroom robes with integrated bedside tables to accompany the bed. The open-plan kitchen and dining area is fully equipped for effortless entertaining. High-end appliances, including a Bosch dishwasher, gas cooktop, oven, and rangehood, are complemented by a splashback, integrated fridge, and generous stone benchtop space. These apartments cater perfectly to young professionals and singles seeking functional living spaces to complement their demanding work lives. Residents of Acacia Place will also be able to access the resort style amenities such as the outdoor 25m pool, spa, sundeck, gymnasium, sauna, movie lounge with fireplace, BBQs, rooftop dining with views of the city/river, outdoor undercover dining room, outdoor lounges, indoor dining with kitchen plus concierge service. This property is conveniently located near Victoria Street's restaurants, the Yarra River parklands, the Main Yarra Trail, Kew Junction, attractions along Bridge Road, as well as bus, tram, and train stations in North Richmond and Hawthorn. This is a rare opportunity to purchase one of the seven convertible spaces units in Sanctuary building within the esteemed Acacia Place that comes with a security access, intercom, and a storage cage. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. The fixtures, fittings, appliances and services have not been tested and no guarantee as to their functionality or efficiency can be provided. Distances and timings are approximate. Prospect purchasers should independently verify the information contained in this document and refer to the due diligence check-list provided by consumer affairs. Click on the link for a copy of the due diligence check-list: <http://www.consumer.vic.gov.au/duediligencechecklist> The furniture and décor in this image are virtual representations, intended to provide a visual example of the property's possibilities.