

**G08/27 Arthur Street, Eltham, Vic 3095**



**Apartment For Sale**

Friday, 8 March 2024

G08/27 Arthur Street, Eltham, Vic 3095

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Trent Grindal  
0468936914



Tom Kurtschenko  
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**\$495,000**

MIDWEEK VIEWINGS AVAILABLE BY PRIVATE APPOINTMENT - CONTACT AGENT TO ARRANGE A SUITABLE TIME

Nestled within the prestigious Canopy Eltham, just a stone's throw away from an array of boutique shops, charming cafes, and enticing restaurants, this contemporary ground-floor apartment with a delightful balcony is a source of genuine excitement. Explore a spacious living/dining area adjoining the gourmet kitchen boasting top-tier Miele appliances, a sleek waterfall-edge stone breakfast bar, and a Fisher & Paykel dishwasher. Step onto the balcony from the living areas and savor the tranquility of your private oasis with enchanting treetop vistas—a perfect setting for al fresco dining and entertaining. This unique apartment also offers direct access to a common courtyard, setting it apart from the rest, as the only apartment that opens directly onto this space. Noteworthy amenities include inviting communal spaces featuring BBQ facilities and serene garden corners for unwinding. The apartment showcases quality timber floorboards, a Euro-style laundry, split-system air conditioning, a contemporary bathroom with a spacious shower, and ample storage with two large cupboards. Conveniently, a basement carpark and storage cage add to the appeal. Positioned in a prime locale near esteemed schools, Eltham Train Station, local parks, walking trails, and various sports and leisure facilities, this residence promises a lifestyle of convenience and sophistication.