

G13/41 45 Edgewater Boulevard, Maribyrnong, Vic 3032



Apartment For Sale

Saturday, 13 January 2024

G13/41 45 Edgewater Boulevard, Maribyrnong, Vic 3032

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Nick Cartledge



Greg Shand
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\$317,500

Situated in central Edgewater Estate, the Boulevard Apartments have always been popular due to location and convenience to all amenities. At entry-level pricing, this neatly maintained one-bedroom apartment offers an easterly outlook (morning sun) and partial views of parklands and city. Offering 1 bedroom with robe, Open plan kitchen/living with stainless steel appliances including gas cook top, dishwasher and oven. Walk to local Cafes, restaurants and supermarket. Highpoint Shopping centre is just a 10-minute walk or short tram ride. The Maribyrnong River parklands are just a few minutes away at the foot of the hill, so for those who enjoy the outdoors, the perfect walking track awaits. A great start for your investment portfolio, perfect for the first home owner or ideal for those country buyers looking for a weekender in the city or a place to assist the kids relocate for uni. Public transport is at your door by bus or the local tram which is only a 2 minute walk and takes you to the train station in 10 minutes.