

**LG01/11 Shamrock Street, Abbotsford, Vic 3067**

**Dingle Partners**

**Apartment For Sale**

Wednesday, 3 April 2024

LG01/11 Shamrock Street, Abbotsford, Vic 3067

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Maxine Thomson  
0422036333

**\$500,000 - \$550,000**

Located within the popular Green Square development and positioned in the heart of Abbotsford this location offers true convenience. Just a short stroll to Victoria Gardens shopping Centre and Yarra Parklands, you will be surrounded by vibrant restaurants, bars and cafés, or jump on the tram right at your doorstep for a quick ride into Melbourne CBD just 3km away. The Apartment offers 2 good sized bedrooms both with mirrored built in robes. The modern kitchen with mirror splash back and stone benchtop has gas cook top, electric oven and semi-integrated dishwasher, central bathroom with concealed laundry and heating and cooling for all year-round comfort. The spacious open plan living and dining area leads to your own private balcony and there is secure basement car parking plus storage. Equally inviting for all types of buyers with good rental returns and low vacancy rates, or as a new owner within the complex, enjoy exclusive resort style amenity including heated pool, gym, library, and fantastic BBQ area to entertain guests. Private appointments welcome. Secure your inner-city residence now! Please call Maxine Thomson on 0422 036 333.