

**UNIT 409/60 EDGEWATER BOULEVARD,  
Maribyrnong, Vic 3032**



**Sold Unit**

Friday, 1 September 2023

UNIT 409/60 EDGEWATER BOULEVARD, Maribyrnong, Vic 3032

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 81 m2**

**Type: Unit**

## Contact agent

Situated in the heart of Maribyrnong, this 2 bed, 2 bathroom apartment is move-in ready. Built in 2013, this delightful modern property has a land size of 3016m<sup>2</sup> and the unit size is 81m<sup>2</sup>. Entering the building directly through the secure, dedicated carpark or via the welcoming modern, light-filled entrance lobby from the Edgewater Blvd., two access controlled elevators take you up to your new home. Features:- Located to the back of the building, the apartment is protected from traffic noise- Full privacy with no other property looking into the unit- Light-filled with full-height windows and sliding door to a generously spaced private balcony- Uninterrupted beautiful views of the Melbourne skyline- Larger than standard open living/dining space- Storage cage in secure carpark area- Secure letter boxes inside the entrance lobby This 2 bedroom, 2 bathroom apartment offers:- built-in stainless steel appliances & dish washer- Intercom- Split system heating and cooling- master bedroom with en-suite bathroom and direct access to the balcony- both bedrooms offer large built in robes - open kitchen with white stone top The multi-residential building itself has communal solar thermal panels on the roof and rain water tanks. The property is well-kept by a very active and caring Owner's Committee. The admin and maintenance funds are healthy. Upon request, recent utility bills can be provided for reference.