

**508/44 Ryrie Street, Geelong, Vic 3220**

**buxton**

**Apartment For Sale**

Thursday, 15 February 2024

508/44 Ryrie Street, Geelong, Vic 3220

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Rob Nelis  
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**\$439,000**

Showcasing innovative design, high end finishes and a chic sense of style, this quality apartment is set to impress. Accommodating low maintenance living in the heart of the CBD, the location offers a lifestyle few locations can match, with access to a stunning rooftop terrace that offers absolutely amazing views of the city skyline, Corio Bay and beyond. Within walking distance of the iconic Waterfront, Geelong Station, medical precinct, the Gordon, Johnstone Park, and Arts precinct, this address places you moments from all the best attractions and events of the city. Here is your opportunity to secure the ultimate inner city lifestyle, or an outstanding investment in Geelong's newest apartment complex, Ryrrie Home. Entering the apartment, the open plan kitchen and living area features light interiors, modern flooring, quality fittings and a peaceful ambience, cocooned from the hustle and bustle of the city. The stunning kitchen features an island bench, stone benchtops, quality Fisher & Paykel appliances including 600mm oven gas cooktop, fully integrated dishwasher, integrated fridge and sleek pendant lighting. Floor to ceiling glass sliders open up to a private balcony, providing a fantastic space to enjoy your morning coffee or evening wine whilst taking in the vibrant atmosphere or your surrounds. The generous bedroom includes built-in robes, with views of the city skyline, and the tastefully presented bathroom is luxuriously finished in floor to ceiling tiles, with walk-in frameless shower, modern vanity, mirror cabinet, quality tapware and fittings. A European laundry with storage, split system heating and cooling, plus secure storage cage add to the fantastic functionality of this property. The complex offers a magnificent communal rooftop terrace with barbeque facilities, dining and seating areas set against a backdrop of arguably the best views in town. Enjoy an ever changing skyscape from GMHBA Stadium, to the bay, down the coastline to the Peninsula, across to the You Yangs and Melbourne skyline, you will be captivated by the scenery by day and night. A bike storage facility is also available for residents within the complex. Enjoy an array of Geelong's finest restaurants moments from your door, including highly renowned Maestro, right next door, Westfield shopping, all the special events of the Waterfront, and travel to and from Melbourne via road, rail or the Port Phillip ferry. With further CBD development to include the Geelong Conference and Events Centre, the city will continue to grow as one of the foremost Victorian destinations for both business and leisure. Immaculately presented and ready to be enjoyed, this property represents an outstanding and affordable opportunity to secure premium real estate in central Geelong.