

804/11 Shamrock Street, Abbotsford, VIC, 3067



Unit For Sale

Friday, 30 August 2024

804/11 Shamrock Street, Abbotsford, VIC, 3067

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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Adrian Chen

Your Oasis Near Melbourne's CBD

Positioned at the heart of it all, enjoy the best of both city-fringe and suburban living at Green Square.

This apartment offers excellent potential for a high rental yield, making it a great opportunity for investors.

Step outside and find yourself on the banks of the nearby Yarra River or in the tranquility of Studley Park. Enjoy a vibrant lifestyle with countless restaurants, shops, cafes, and bars, or take advantage of the Victoria Gardens shopping and entertainment precinct, conveniently located just across the road.

Just 3.5 km from Melbourne's CBD, the city's famous laneways, bars, restaurants, sporting arenas, and cultural attractions are only a short bike ride or tram trip away.

This spacious one-bedroom apartment features a modern bathroom, a high-quality kitchen, and air conditioning. With a north-facing orientation and open views, the space feels abundant and uplifting.

Residents of this stylish building also have access to exclusive amenities, including a fully equipped gym, indoor pool, steam room, sauna, function room, library, conference room, and an outdoor BBQ entertainment terrace.

Call today! Don't miss this rare opportunity for both homeowners and investors!

(PHOTO ID REQUIRED AT OPEN HOUSE)

NOTE: Link for Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>

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