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# The Yarra at Your Feet, Melbourne at Your Doorstep




## For Sale

728/20 Shamrock Street, Abbotsford VIC 3067

2 1

Auction $490,000 - $530,000

# For Sale

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2 1

## The Yarra at Your Feet, Melbourne at Your Doorstep

Some homes are defined by their location, others by the way they make you feel. Here, overlooking the iconic Yarra River from a privileged seventh-floor position, the two come together beautifully.

Imagine waking to soft morning light, taking your first coffee onto the balcony and watching the river unfold beneath a canopy of green. As the seasons change, so too does the view, offering an ever-changing landscape that becomes a familiar and treasured part of everyday life.

Expansive floor-to-ceiling windows bring that same sense of serenity indoors, where the open living and dining spaces flow naturally onto a generous private balcony. From preparing breakfast in the beautifully appointed kitchen, with its premium Smeg appliances, stone-look benchtops and elegant herringbone tiling, to spending a quiet afternoon at home, the river remains a constant presence.

Two generously proportioned bedrooms with built-in robes offer a peaceful place to retreat, while a contemporary bathroom, de...




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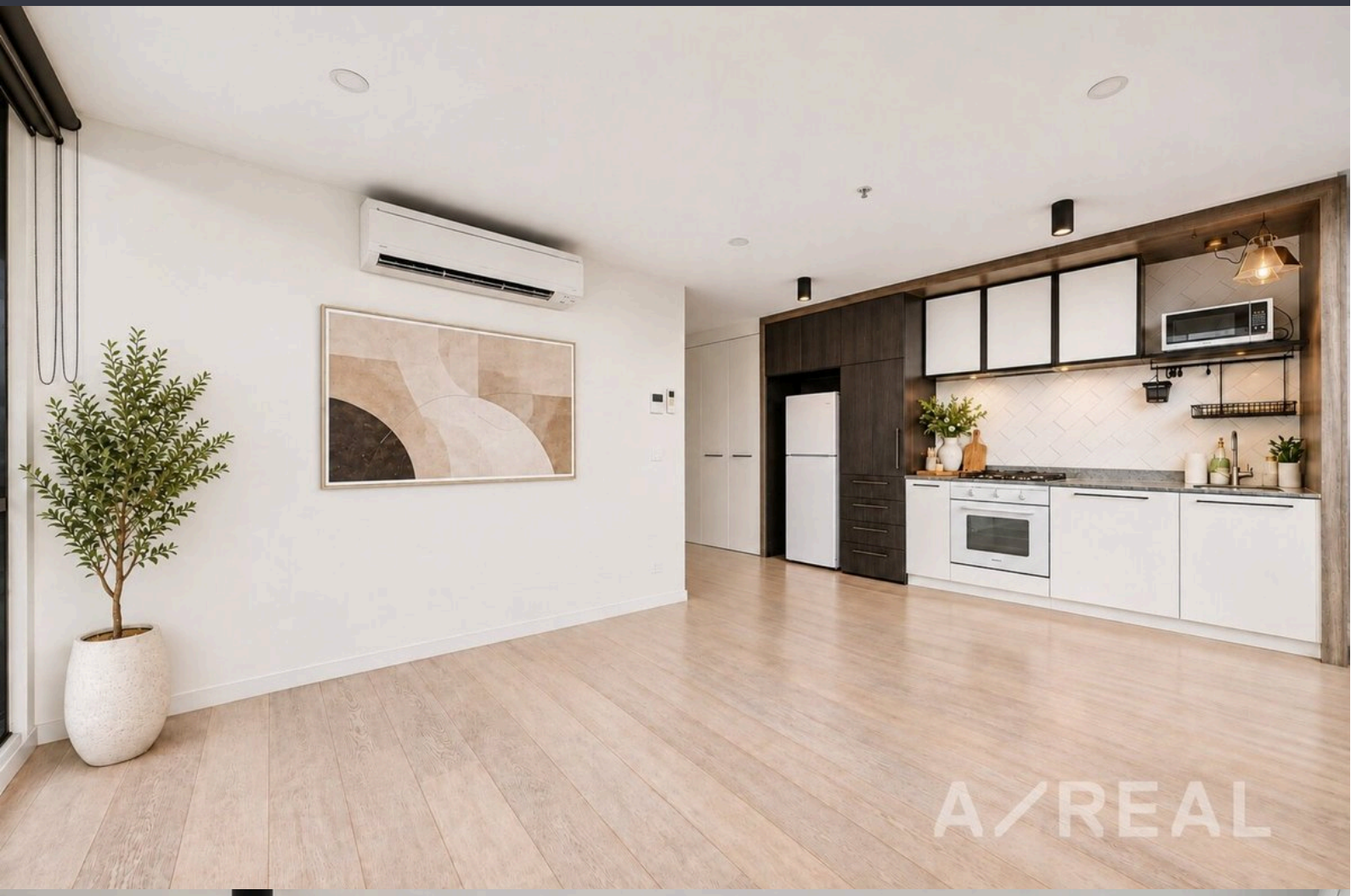




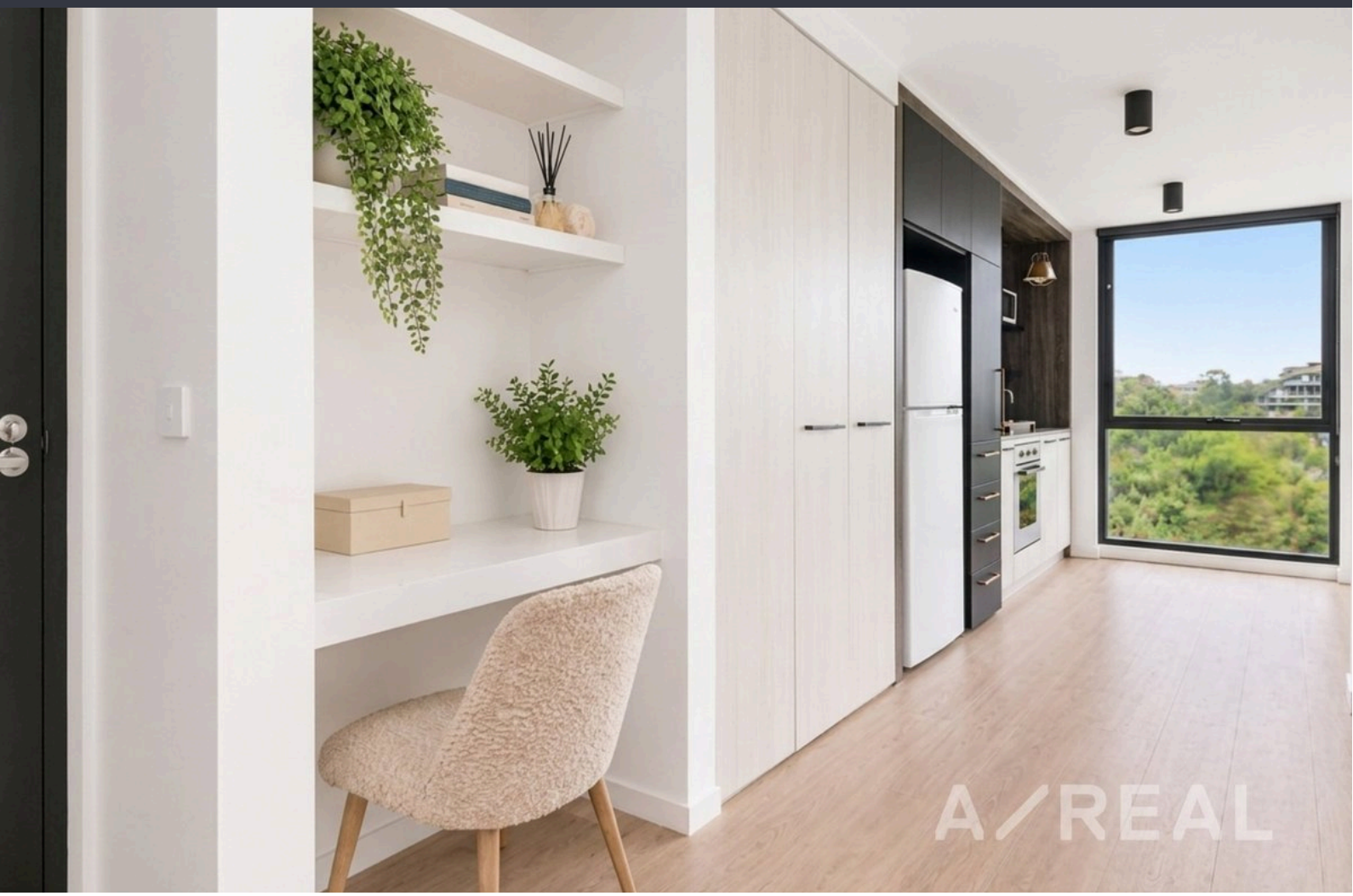
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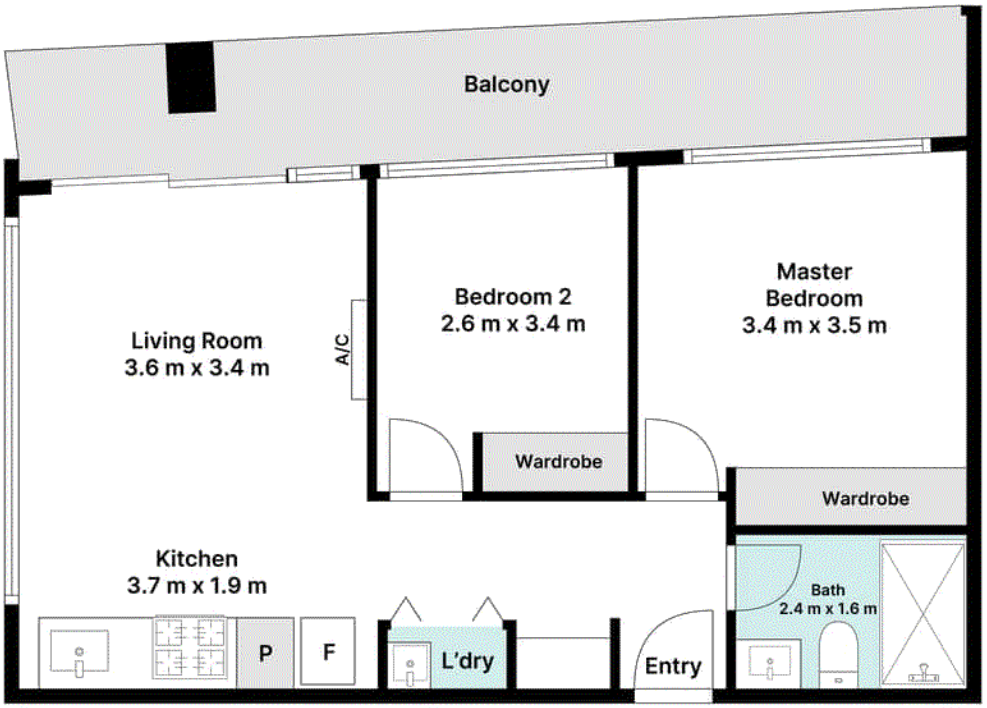

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Floorplan




(Not In Position)

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Indicative, marketing and illustrative only; not to scale, not survey standard. Dimensions and areas are approximate, subject to independent verification, and not to be relied on for any contract, lease, finance, valuation or other purpose. To the extent permitted by law, the preparer and personnel exclude all liability (including negligence) for any error, omission or discrepancy; non-excludable liability is limited to re-supply of this plan.

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Internal Area : 52m²

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Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

HAWTHORN EAST
33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

MELBOURNE
Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

NORTH
Suites 4 & 5, Level 1, 494 High Street, Lalor. VIC 3075 | 03 9436 0888

POINT COOK
Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

SOUTH MORANG
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