

# A/REAL

Your Urban Oasis Awaits



For Sale

223/8 Grosvenor Street, Abbotsford VIC 3067

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\$360,000

## For Sale

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### Your Urban Oasis Awaits

Welcome to 223/8 Grosvenor St, Abbotsford—a ground-floor 1-bedroom apartment that perfectly blends sophistication and convenience. This urban sanctuary comes with a host of premium features designed to enhance your lifestyle:

- Private Courtyard: Enjoy your own outdoor retreat, perfect for dining or relaxing.
- Oversized Bedroom: Ample space with a built-in wardrobe offers a personal haven.
- Central Location: A short walk from the Yarra River and Victoria Gardens Shopping Center.
- Communal Amenities: Benefit from a communal pool and gym.
- Garden Areas: Multiple landscaped gardens for your outdoor pleasure.

Council Rates: Approx \$787 per annum

Water Rates: Approx \$770 per annum

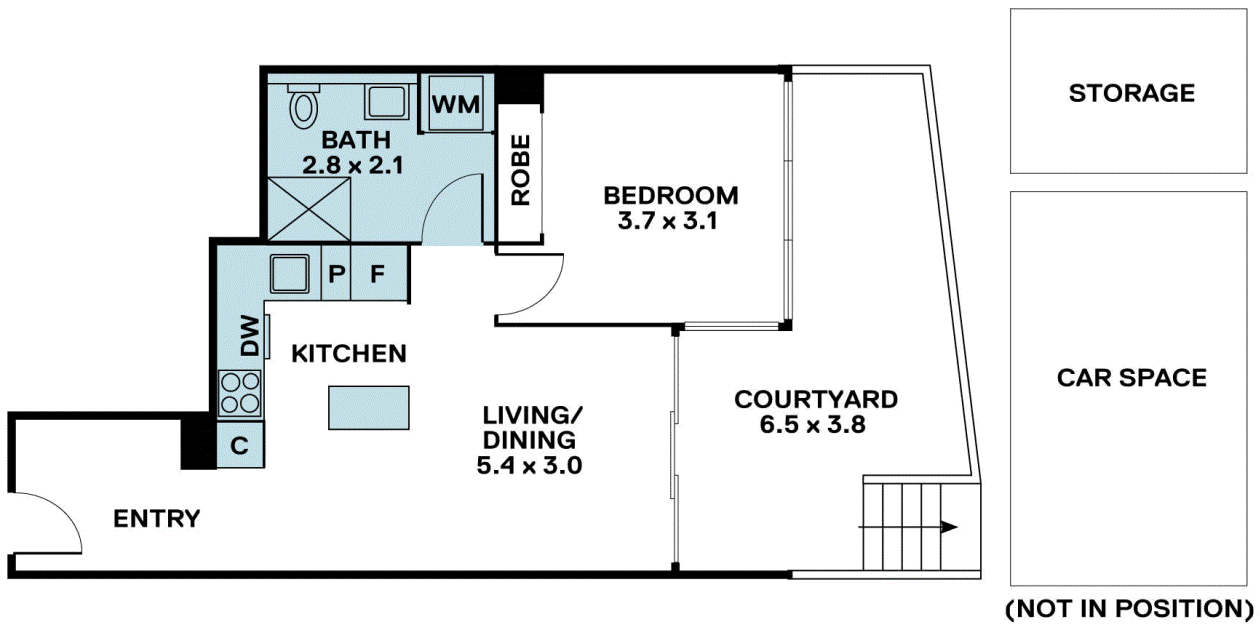
Owners Corporation: Approx \$4559 per annum

Rental Potential: Approx \$450 per week

The modern open-plan living area is elegantly designed and bathed in natural light. Your fully equipped kitchen features top-of-the-line appliances and stone countertops. The apartment is situated in a well-maintained comple...







INTERNAL AREA: 46 m<sup>2</sup>  
EXTERNAL AREA: 18 m<sup>2</sup>  
TOTAL AREA: 64 m<sup>2</sup>

## BOX HILL

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 CBD

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

## NORTH

Suites 4 & 5 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

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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