



Low-maintenance Luxury With  
Blue-chip Convenience

For Sale

606C/11 Shamrock Street, Abbotsford VIC 3067

1 1

\$300,000

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1 1

### Low-maintenance Luxury With Blue-chip Convenience

Indulge in a superior low-maintenance lifestyle with this over-sized 1 bedroom, 1 bathroom apartment, set on a scenic bend of the Yarra River. Style, quality and luxury are enduring attributes that make this stunning retreat a captivating opportunity for first home buyers, downsizers or those looking for a lucrative investment opportunity. Oriented to maximise beautiful northern light, reflecting glorious sun throughout spacious open-plan living/dining and premium kitchen flaunting high-end appliances and stone surfaces. Luxury is further continued with the addition of a private entertaining balcony, split system heating/AC, storage cage and state-of-the-art resident facilities including 2-storey library, rooftop BBQ and function room, central barbeque area in courtyard garden, pool, sauna and gym. Occupy or invest, with direct access to the Yarra River bike path/trail, Victoria Gardens Shopping Precinct, and a walk to restaurants, bars, cafes and transport at your doorstep.

Disclaim...

**Keith Chan**

Sales Executive/Auctioneer

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## 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

## 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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