

## The heart of Abbotsford



## For Lease

202/20 Shamrock Street, Abbotsford VIC 3067

 1  1

\$350 per Week

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Open for Inspection : Saturday 18th of November at 10:30am - 10:45am

Please register to inspect this property. When inspection times are scheduled/changed or the properties are no longer available, only those registered will be advised.

A great 1 bedroom apartment featuring stylish hardwood timber flooring and ample storage space. The air-conditioned living space is well designed and light fitted with floor to ceiling windows and glass sliding doors opening to your own private balcony creating a spacious, open and bright atmosphere that is guaranteed to impress. The carpeted bedroom is generous in size and has built in robes. The state of the art kitchen has stone bench tops, tiled splash-backs, gas appliances and a dishwasher. The apartment offers a large modern bathroom, with separate European laundry facilities.

Located right on Melbourne's iconic Yarra River, just over a year old this luxury apartment has everything you have been searching for! Building facilities include a...







# 202

**APARTMENT**  
53m<sup>2</sup>

**BALCONY**  
11m<sup>2</sup>

**TOTAL AREA**  
64m<sup>2</sup>

**TYOLOGY**  
18

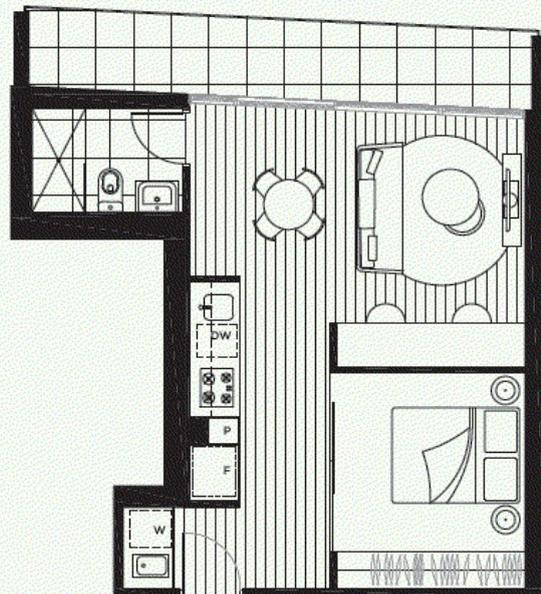
**FLOORPLAN**  
**LEGEND**

- DW DISH WASHER
- F FRIDGE
- P PANTRY
- W WASHING MACHINE

**LEVEL TWO**  
**KEY PLAN**



PLEASE NOTE THAT THIS FLOOR PLAN WAS PRODUCED PRIOR TO COMPLETION OF CONSTRUCTION AND IS INDICATIVE ONLY AND NOT TO SCALE. CHANGES MAY BE MADE DURING DEVELOPMENT. DIMENSIONS, FLOORBOARDS AND TILE SETOUT, FINISHES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT OF SALE. THE FURNITURE DEPICTED IS NOT INCLUDED WITH ANY SALE AND SHOULD NOT BE TAKEN TO INDICATE THE FINAL POSITION OF POWER POINTS, TV CONNECTION POINTS AND THE LIKE. THE METHOD OF AREA MEASUREMENT IS IN ACCORDANCE WITH THE PROPERTY COUNCIL GUIDELINES OF AUSTRALIA. PROSPECTIVE PURCHASERS MUST RELY ON THEIR OWN ENQUIRIES. BULKHEADS NECESSARY FOR SERVICES AND STRUCTURE ARE NOT DEPICTED.



## 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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