

**1304/8 Waterview Walk, Docklands, VIC, 3008**



**Apartment For Sale**

Saturday, 16 November 2024

1304/8 Waterview Walk, Docklands, VIC, 3008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Contemporary City Fringe Living with Ultimate Convenience

AUCTION 30th November 2024, 11am Unless sold prior

This stylish apartment presents an ideal blend of comfort, modern design, and urban convenience. A generously sized main bedroom with study alcove and mirrored built-in robes, shares the stylish dual-access bathroom with the 2nd bedroom includes a cleverly integrated laundry space, offering both practicality and convenience.

The well-appointed kitchen boasts a sleek light colour scheme, complemented by a stone benchtop, splashback, and matching island bench. It includes integrated stainless steel European Smeg appliances, including a gas stove, oven, and dishwasher, along with ample shelving and drawer space for all your storage needs.

An open-plan dining and living area is designed to capture an abundance of natural light, thanks to floor-to-ceiling windows. This space flows seamlessly onto an east-facing balcony, perfect for relaxing and enjoying fresh air.

### Additional Features:

- Ducted heating and cooling systems for year-round comfort
- Double-glazed windows for enhanced energy efficiency and noise reduction
- Carpark on title

### Complex Amenities:

- Secure entrance for added safety and peace of mind
- Onsite manager to attend to residents' needs efficiently
- Access to a swimming pool, gymnasium, and sauna, promoting an active and enjoyable lifestyle

**Transport and Location:** Situated within the free tram zone, this apartment offers effortless travel throughout the city. Its proximity to Southern Cross Station and nearby freeway access ensures easy commuting. A short walk to Woolworths, the Post Office, and Library at the Dock adds to the convenience.

Nestled in the vibrant heart of Docklands, this apartment provides the perfect blend of modern urban living, style, and comfort-ideal for individuals or couples seeking a city lifestyle.

Any reference to an internal or external floor size or m2 area has been provided to Barry Plant Docklands/Yarra's Edge by a third party. We strongly urge all interested parties to undertake their due diligence before making any property purchase.