

**303/37 Mills Boulevard, Alphington, VIC, 3078**

**Nelson Alexander**

**Apartment For Sale**

Sunday, 3 November 2024

303/37 Mills Boulevard, Alphington, VIC, 3078

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Expressions of Interest closes Monday 25 November at 5pm

### Contemporary stunner in a coveted estate

Embrace an enticing lifestyle in exclusive Alphington with this stunning modern apartment, set within the artisan district of the idyllic YarraBend community with an enviable entertainer's balcony, exciting amenities at your doorstep and effortless access to esteemed schooling, prized parkland and city trains.

Open plan living and dining zones soak up the natural light, freely adjoining an immaculate kitchen with thick stone benchtops, exquisite splashback, stainless steel appliances and beautifully sleek storage. The main bedroom flaunts a walk-in robe with access to a stylish private ensuite, while the second bedroom with mirrored built-in robe enjoys the sparkling main bathroom with Euro laundry.

Every room in the apartment boasts sliding door access to your magnificent wraparound balcony an incredibly rare offering complete with endless alfresco entertaining space, delightful district views and a sweeping skyline that spans the lush treetops of leafy Alphington. Further highlights of this outstanding apartment include reverse cycle heating and cooling, ample linen storage and a secure car space.

Residents of the complex enjoy exclusive access to an enchanting communal rooftop terrace, ideal for further delighting your guests with BBQ facilities and views to the city. 'The Bend' artisan shopping and dining district is right at your doorstep, continuing to grow with boutiques, cafés, restaurants and soon-to-open wine bar Decca from top chef Adam D'Sylva.

Stroll through beautiful Alphington Park adjoining walking and cycling trails along the Yarra River, or walk to Alphington Primary, Alphington Grammar and just 800m to Alphington Station for trains to the CBD. Also within minutes are Alphington Farmers Market, Ivanhoe Village and Fairfield's lively Station Street for further shops, cafés and restaurants, as well as golfing and sporting clubs on the Yarra and easy Eastern Freeway entry for effortless commuting.