

**LG04/11 Shamrock Street Abbotsford VIC**

2 1 1

- Large bedrooms with built-in-wardrobes
- Open plan living & dining
- Modern kitchen with stainless steel European appliances
- Stylish central bathroom
- Concealed laundry
- Secure basement car space plus storage
- Unparalleled facilities: Library, pool, gym, common BBQ area
- Total size 62 Sqm

5km from Melbourne City Centre with tram line (trams 12 and 109) at your front door.

Opposite Victoria Gardens shopping centre (Coles, Hoyts, Fitness First).

One block away from the Walmer Street bridge / Main

**View :** <https://www.spaceea.com.au/lease/vic/inner-city/abbotsford/residential/apartment/5827313>



**Joseph McCurry**  
**03 9257 8788**

# Type 4

## 2 Bedroom & 1 Bathroom

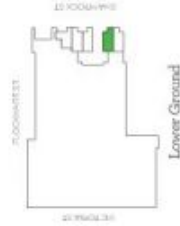
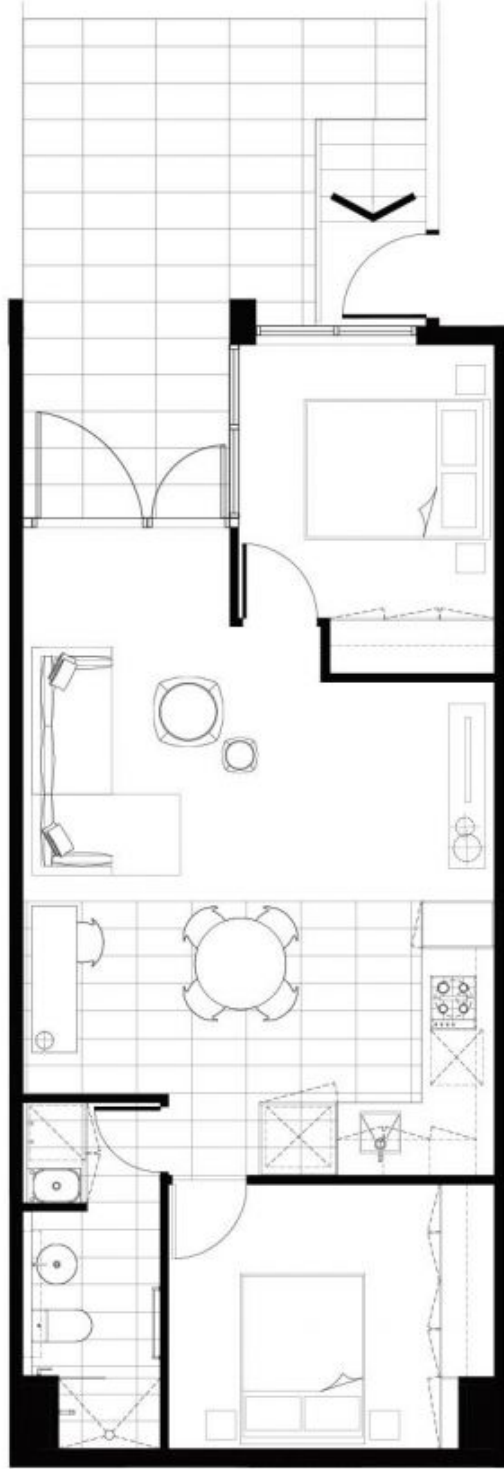
Areas	
Apartment	64.5m <sup>2</sup>
Balcony	21.6m <sup>2</sup>
Total	86.1m <sup>2</sup>

**Architect**  
SJB Architects & SJB Interiors

**Developer**  
Satin Properties

**Scale**  
1:50

**Apartment**  
CLG04



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 and dimensions, the layout, 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. Prospective purchasers must rely on their own enquiries. Builders are necessary for services and structures are not depicted.

