



**312/631 Victoria Street Abbotsford VIC**

1 1

This 1 bedroom, brand new apartment is just a short walk to Victoria Gardens Shopping Centre opposite with Bridge Road/Swan Street eateries and boutiques also close by.

**View** : <https://www.spaceea.com.au/lease/vic/inner-city/abbotsford/residential/apartment/6763654>

**Features include:**

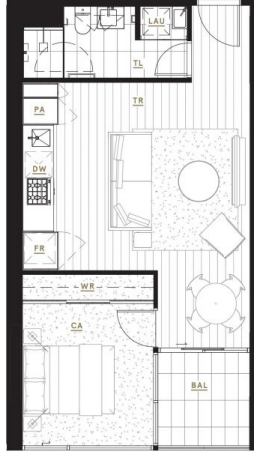
- 1 bedrooms with built in robes
- Sleek central bathroom large shower
- Superior kitchen with Gaggenau Appliances
- Beautiful wide engineered Oak floors
- Sustainable 6+ Star Green Living Inside and Out
- World-Class Resident Amenities
- Exquisite Location on the Banks of the Yarra River
- Only a 15min tram ride to the Paris-end of Collins St
- Victoria Gardens Shopping Centre across the road



**Luke Connell**  
**0421 679 021**

Nestled in the bank of the Yarra River, a mere 3km from the CBD. The Parkhouse offers a newly created precinct, at

THE  
**PARKHOUSE**  
 ABBOTSFORD



KEY

- PA Pantry
- FB Fridge/Freezer
- DW Dishwasher
- WR Wardrobe
- LAU Laundry
- BAL Balcony
- TR Timber Floor
- TL Tile Floor
- CA Carpet



APARTMENT TYPE

**A12** 1 Bed, 1 Bath

AREA

Internal	50.5m <sup>2</sup>	543.6ft <sup>2</sup>
External	5.0m <sup>2</sup>	53.8ft <sup>2</sup>
<b>Total</b>	<b>55.5m<sup>2</sup></b>	<b>597.4ft<sup>2</sup></b>

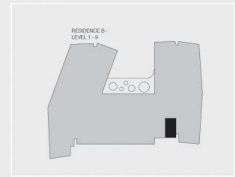
APARTMENTS

B112, B212, B312, B412, B512, B612, B712, B812, B912

RESIDENCE



LEVELS



Disclaimer: All images, design features, views, photographs, diagrams and artist's impressions are for presentation purposes and are indicative only. Dimensions, areas, fittings and specifications are indicative and subject to change without notice. All internal/external furniture including study desks and pantries/benches and fittings are not included in the price. Purchaser should check the plans and specifications in the terms of the contract of sale carefully prior to signing the contract.