

**604/627 Victoria Street Abbotsford VIC**

2 2 1

This 2 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/6840036>

**Features include:**

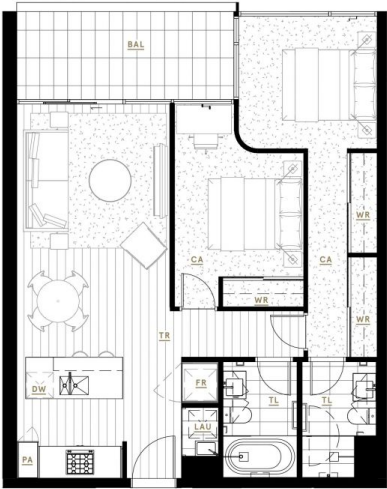
- 2 bedrooms with built in robes
- Sleek central bathroom large bath
- Superior kitchen with Gaggenau Appliances
- Beautiful wide engineered Oak floors
- Secure underground car space
- Sustainable 6+ Star Green Living Inside and Out
- World-Class Resident Amenities
- Exquisite Location on the Banks of 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  
PARKHOUSE  
ABBOTSFORD



KEY

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



APARTMENT TYPE

G12 2 Bed, 2 Bath

AREA

Internal	74.5m <sup>2</sup>	801ft <sup>2</sup>
External	9.0m <sup>2</sup>	97ft <sup>2</sup>
Total	83.5m <sup>2</sup>	898ft <sup>2</sup>

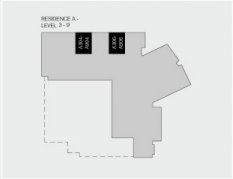
APARTMENTS

A304, A306, A404, A406, A504, A506, A604, A606, A704, A706, A804, A806, A904, A906

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 planter boxes and whitegoods 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.