



DOCKLANDS, VIC

406/94 River Esplanade

1
BED

1
BATH

1
CAR



Oversized One Bedroom With Stunning Views! UNFURNISHED-

Located in the stylish and contemporary T5 building on Yarras Edge, this immaculate one bedroom podium apartment is certainly one not to miss. Situated on level 4 offering tranquil views over the Marina, Yarra River and the sensational backdrop of Melbourne's CBD. The cleverly designed layout offers total privacy and captures natural sunlight and gentle breezes with floor to ceiling windows spilling to a spacious outdoor entertaining balcony.

The expansive open living area incorporates both formal dining and casual living with views across the water to the City. Separate meals area adjoins the stylish gourmet kitchen offering stone bench tops, European stainless steel appliances, integrated fridge/freezer and ample cupboard space. Featuring generous main bedroom with balcony access and Marina views plus built in robes and cupboards. Adjoining modern

bathroom including Euro style laundry.

Also includes ducted, zoned air-conditioning /heating, and one secure car space. Resident access to Mirvacs Rekdek including indoor heated lap pool, spa, sauna, steam room and fully equipped gymnasium.

LEASED

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Type: Apartment 861

Date Available: 20/04/2022

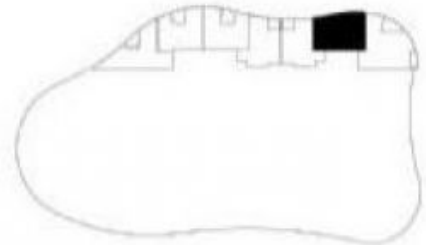
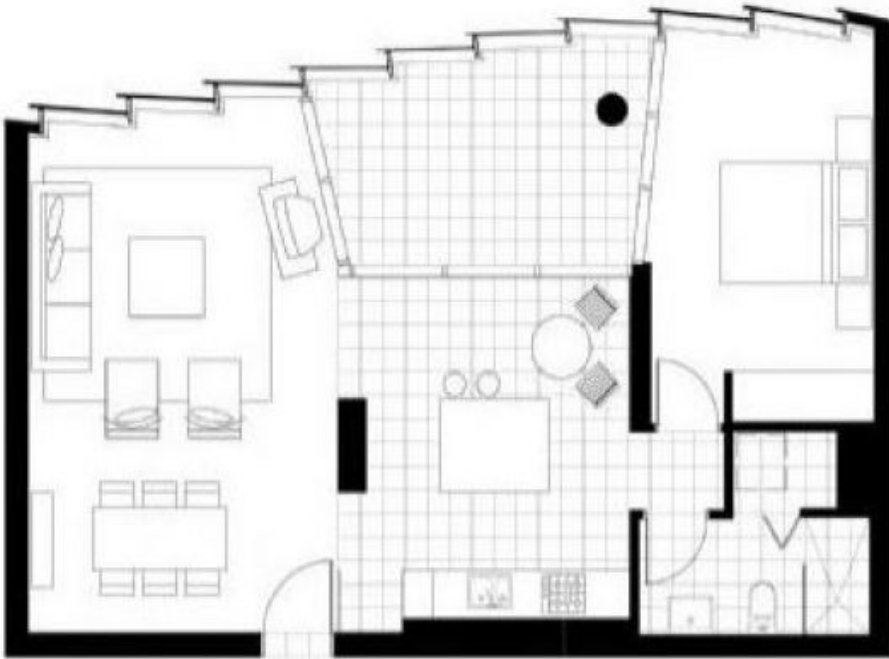
Leased Date: 30/04/2022

Bond: \$2476

<https://www.resbymirvac.com>

Living	4.1 x 4.0	Dining	4.1 x 2.4	
Meals	3.9 x 1.5	Bedroom 1	3.0 x 4.1	Plus Robe

Please note that this floor plan is a guide only. The information contained herein is not guaranteed. Dimensions are approximate. Prospective purchasers must rely on their own enquiries.



Plans shown are only indicative of layout. Dimensions are approximate.

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