



## Docklands, VIC

236 River Esplanade

4  
BED

3  
BATH

2  
CAR



### A Yarra's Edge Masterpiece!

In Docklands most tranquil and sought-after waterside locations with multiple living areas as well as first class detail, numerous outdoor spaces with lift access to all levels including rooftop. For discerning buyers who want to live their best life, this is an opportunity that cannot be missed!

- ? Near-new townhouse in immaculate condition
- ? Northern orientation with expansive ground level lounge room
- ? Dedicated dining area, extended built-in table attached to kitchen island
- ? Fully equipped kitchen, wealth of storage, stone, integrated Miele fridge and freezer
- ? Master bedroom with walk-in robe, double egg shaped vanity basins, rain shower
- ? First floor features flexible living retreat/study inclusive of bathroom

### Contact Agent

**Council Rates:** \$6,200/year (approx)

**View:** Sat, 4 May 2024 @3:00 pm - 3:20 pm

**Contact:** Andrew Chen  
03 9645 1199  
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Joe Qiao  
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**Type:** Townhouse  
<https://www.resbymirvac.com>

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real estate  
services  
by mirvac

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

The above plan is an artist's impression only, it includes elements that are for display purposes and may not be to scale. Dimensions are approximate and every care has been taken to verify the accuracy of details.

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