



**Docklands, VIC**  
1207/1 Point Park Crescent

**2** BED **1** BATH **1** CAR 

**Live in style in this exceptional Yarra Point abode**

This excellent residence is an ideal choice for first home owner-occupiers and investors alike. The light-filled and relaxed central living and meals provides a sizeable area suited for morning breakfasts and lazing in front of the TV after a long day at work. This zone further opens out to a long balcony where you can enjoy summer sunsets with wine or beer in hand.

The stone kitchen has a high end feel with luxe benchtops, integrated microwave & refrigerator, and stainless steel appliances. Both bedrooms are equipped with built-in robes and are in close proximity to the gorgeous bathroom, meanwhile further embrace a European laundry, ducted heating and cooling, secure intercom, secure car space.

Free access to RekDek with a gymnasium, 25m indoor heated lap pool, spa, steam room, and sauna. Building amenities include a library, business center, outdoor herbs garden with BBQ machine, on-site gym, and free under covered visitors car parking.

**\$550,000**

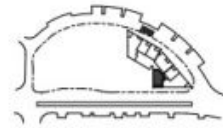
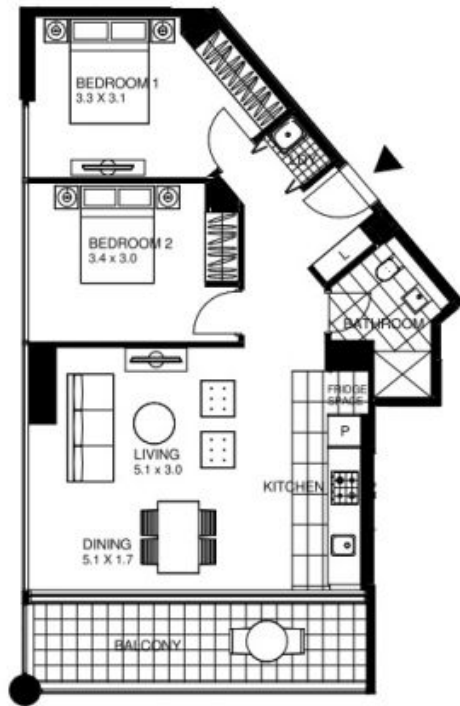
**Council Rates:** \$1,300/year (approx)

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**Type:** Apartment

**Sold Date:** 17/10/2022

**<https://www.resbymirvac.com>**



**LOCATION PLAN**

**2 Bedroom  
Apartment**

INTERNAL AREA - 79 m<sup>2</sup>  
BALCONY AREA - 12 m<sup>2</sup>



TOWER 8  
YARRAS EDGE  
Apartment 7.07  
Apartment 8.07  
Apartment 9.07  
Apartment 10.07  
Apartment 11.07  
Apartment 12.07

LEVEL 7,8,9,10,11,12

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

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