

**Docklands, VIC**  
606/1 Point Park Crescent

**3** BED **2** BATH **2** CAR



**Secluded Waterfront Living with amazing size on the Edge of CBD!**

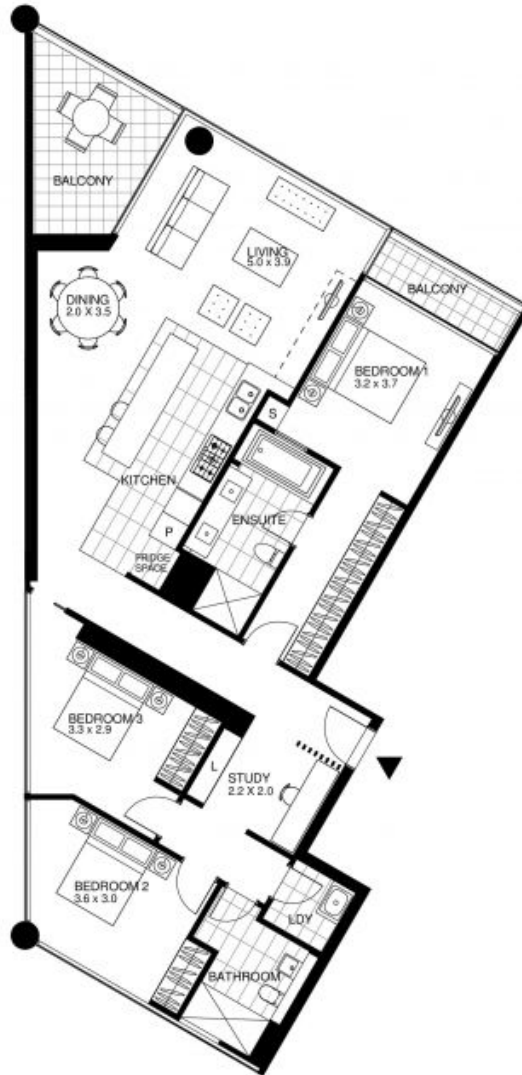
Bathed in natural light, this stunning north-east facing three bedroom, two bathroom + study apartment is surrounded by spectacular panoramic views of Docklands magnificent harbour to the north, the dynamic cityscape to the east and breathtaking sunset views to the west.

Situated on the 6th floor, this luxury apartment offers a spacious internal area of approximately 141sqm plus approximately 14sqm of combined balcony spaces for entertainment or simply to lie back and enjoy the sunset.

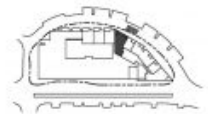
Features of this apartment include:

- Open plan living and dining area with Yarra River views

**\$1,310,000**  
**Council Rates:** \$2,300/year (approx)  
**Contact:** Andrew Chen  
 03 9645 1199  
 0490 816 861  
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 03 9645 1199  
 0490 816 861  
**Type:** Apartment  
**Sold Date:** 10/05/2023  
<https://www.resbymirvac.com>



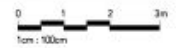
LEVEL 6



**LOCATION PLAN**

**3 Bedroom + Study Apartment**

INTERNAL AREA - 141 m<sup>2</sup>  
BALCONY AREA - 14 m<sup>2</sup>



TOWER B  
YARRAS EDGE  
Apartment 6.06

-  Purchaser option only
-  (optional) (prey)
-  \*\* Glassed Wall
-  \* L Louver
-  \*\* Fixed Full Height Glazing

Note - Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but is not guaranteed. Dimensions are approximate and areas are calculated in accordance with the Property Council of Australia Method of Measurement. Colours are indicative only and purchasers should view finishes on sample boards. Changes will undoubtedly be made during the development and dimensions, areas, fittings and finishes and specifications are subject to change without notice in accordance with the provisions of the contract of sale.

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

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