



## Docklands, VIC

207/94 River Esplanade

2 BED 2 BATH 2 CAR 

### STUNNING RIVER-FRONT PODIUM GEM

A beautiful apartment delivering incredible indoor and outdoor space set in an enviable riverside location with breathtaking views of the marina and the CBD.

This stellar apartment with 2 bedrooms, 2 bathrooms, 2 carspaces, and 2 balconies, is simply spectacular and located in the boutique podium section of the Yarra's Edge Tower 5 complex.

Boasting a sunny north-east aspect with awe-inspiring views, with the added bonus of security and privacy having only two direct neighbours and the convenience of a lift at the front door.

The home has a particularly spacious open-plan living and dining area, and the kitchen is equipped with granite bench tops, mobile island bench, "Miele" gas cooktop and electric oven, integrated "Fisher & Paykel" dishwasher, and ample cupboards and storage.

**\$950,000 - \$1,045,000**

**Council Rates:** \$1,900/year (approx)

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



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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

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