



**Docklands, VIC**  
45 South Wharf Drive

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



**Your Endless Luxury Yarras Edge Living**  
Surpassing even the highest of expectations for luxury living, this exquisite tri-level terrace home embraces a cutting-edge design, complemented by a vibrant lifestyle, moments from Melbourne's CBD.

Accessed via a secure intercom entry, the home's stylish dimensions have been brilliantly designed to draw in natural light, with a glorious gallery foyer and low-maintenance courtyard complementing the three generous sized bedrooms each with built-in-robos and serviced by a family bathroom with toilet plus laundry.

The master suite is positioned for utmost privacy on the top floor, boasting built-in-robos, sparkling dual vanity ensuite, plus a private retreat and balcony with views overlooking the Bolte Bridge.

**\$2,900,000 - \$3,000,000**  
**Council Rates:** \$5,000/year (approx)  
**View:** Sat, 15 Jun 2024 @ 1:50 pm - 2:20 pm  
**Contact:** Andrew Chen  
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**Type:** Townhouse  
<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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