



**Docklands, VIC**  
114 River Esplanade

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

**LUXURY WATERFRONT HOME**

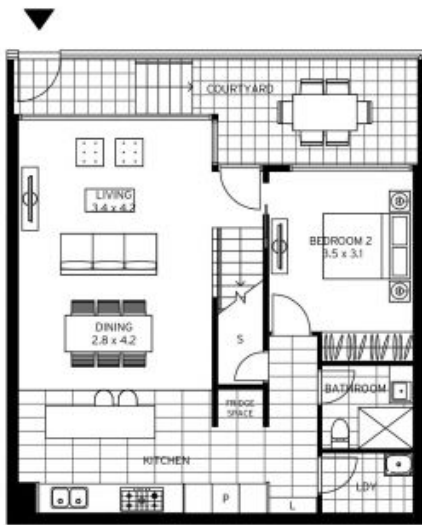
Located on the banks of the Yarra with access to Marina Yarra's Edge is this 3-bedroom, 2-bathroom and 2-carpark podium townhouse a part of Array.

- Floor-to-ceiling windows, private terraces on ground and first floors offer stunning river and city skyline views
- Access from car spaces to the first floor
- Spacious kitchen with stone bench tops, ample storage, built-in oven, microwave and gas cooktop
- Dual living areas on both levels
- Sleek bathrooms with expansive mirrors and clever storage solutions
- Open-plan layout provides waterfront views and abundant natural light to all rooms

**\$1,625,000**

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**Type:** Townhouse  
**Sold Date:** 18/10/2023  
**<https://www.resbymirvac.com>**



LEVEL 1



LEVEL 2

TH 1.01  
TH 1.02  
TH 1.03  
TH 1.04

LOCATION PLAN



Level 1 shown

PODIUM TERRACE  
3 BEDROOM + STUDY

Internal Area 148-149 m<sup>2</sup>  
Balcony Area 26 m<sup>2</sup>  
Total Area 174-175 m<sup>2</sup>

Areas subject to final survey area includes balcony and/or terrace where applicable. It excludes parking as it is not included in the area.



Please note that this floor plan is a guide only and was prepared prior to construction. The information contained herein is believed to be correct but is not guaranteed. Dimensions are approximate and should not be relied upon for construction. All dimensions are taken from the front of the site. All dimensions are taken from the outer edge of the kitchen island bench. Columns are indicated only and are not shown in any further detail. Changes will be made during the development and construction phases. All dimensions and specifications are subject to change without notice in accordance with the provisions of the contract of sale (TS/2.2.2).

★ Steel wall

For further enquiries call 03 9645 9400 or visit [arraybymirvac.com](http://arraybymirvac.com)

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

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