



Docklands, VIC
2105/1 Point Park Crescent

3 BED	2 BATH	2 CAR	RES
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Enjoy awe-inspiring sunsets in this bespoke modern lifestyle apartment

Possessing utterly spectacular views of the city and sunsets over the bay, and showcasing bespoke modern additions that makes this apartment truly unique, this immaculate and luxurious 3 bedroom + study, 2 bathroom waterside residence is simply breathtaking.

\$1,380,000 - \$1,430,000

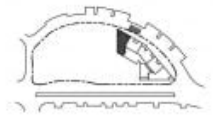
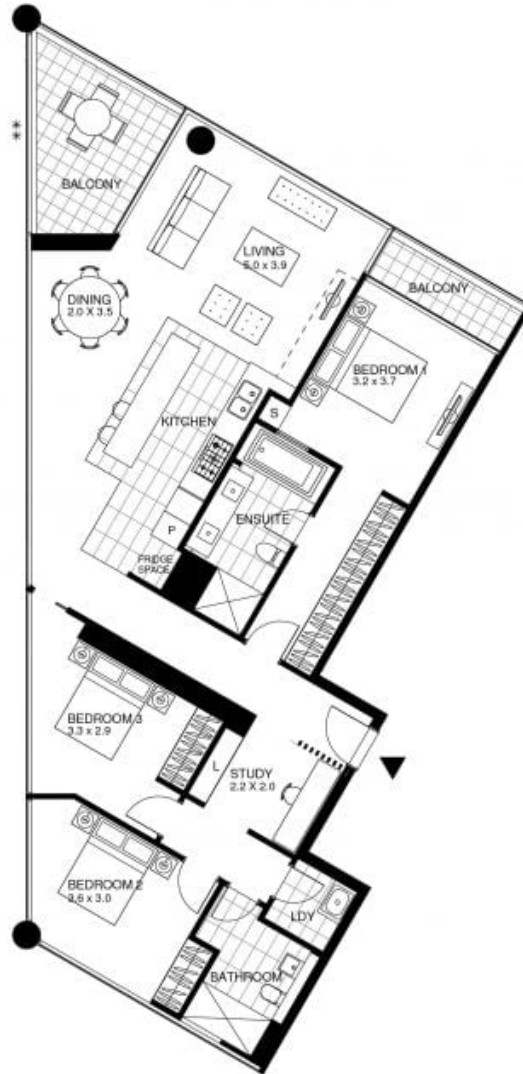
Council Rates: \$2,500/year (approx)

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Type: Apartment

<https://www.resbymirvac.com>

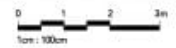
- ? Enjoying a fantastic corner position on the 21st floor of Yarra Point
- ? Apartment measures 157 sqm (approx.) total
- ? Natural lights are the hallmarks of the generous north-east facing lounge and dining zone which delivers city, Yarra River, and Port Phillip Bay vistas
- ? State of the art kitchen includes stone island bench and dining bar, soft-close drawers, filtered hot/cold water tap, Miele appliances including 5 burner cooktop, and integrated fridge and freezer



LOCATION PLAN

3 Bedroom + Study
Apartment

INTERNAL AREA - 142 m²
BALCONY AREA - 15 m²



- TOWER II
YARRAS EDGE
Apartment 13.05
Apartment 14.05
Apartment 15.05
Apartment 16.05
Apartment 17.05
Apartment 18.05
Apartment 19.05
Apartment 20.05
Apartment 21.05
Apartment 22.05
Apartment 23.05
Apartment 24.05
Apartment 25.05
Apartment 26.05

LEVEL 13,14,15,16,17,18,19,20,21,22,23,24,25,26

- Purchaser option only (additional pricing)
- Glassed Wall
- L Louvers
- Fixed Full Height Glazing

Note - Please note that this floor plan is a guide only and is 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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