



801/251 Johnston Street Abbotsford, VIC



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Property Under Application - First-class living in an Inner-City Lifestyle Perfe

This eighth-floor Pace of Abbotsford apartment is perfect in every way with its spacious design, premium inclusions and an amazing array of residents' amenities to enjoy. Corner positioned for an abundance of natural light, the home's on-trend interior showcases three bedrooms (with robes) together with a private master ensuite and stylish main bathroom - both with stone-top vanities and rain-head showers. Adding to the allure is a versatile open-plan living/dining area accompanied by a superb kitchen complete with stone benches/splashbacks and island breakfast bar, soft-close cabinetry, integrated fridge/freezer and Miele appliances (dishwasher, oven, gas cooktop and rangehood). Other stand-out features include a full-width fully-undercover terrace (stacker doors from the living area), split-system heating and cooling, engineered timber floors, double-glazed windows, large storage cupboards and separate, full sized laundry. Along with video intercom, lift to secure foyer, lower-level car space and storage cage, this exceptional building also boasts a large residents' garden/entertaining area (level 5) with BBQs and sweeping views, plus rooftop pool (level 11), gymnasium, library and additional BBQ terrace. The ultimate convenience of a Woolies Metro on the ground floor, it's also walking distance to a myriad of cafes and eateries, Victoria Park Station, the open spaces of Victoria Park, as well as Dights Falls,

Abbotsford Convent and endless trails along the Yarra River.

LOVE&CO - NO 1 FOR PROPERTY MANAGEMENT - Please note that all inspection times are subject to change.

Price: \$800 per week



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APARTMENTS

801+802

AC A/C Condenser
 DW Dish Washer/Drawer
 FR Fingerprint
 P Pantry
 ST Storage



3 BED + 2 BATH
INTERNAL AREA 138m²
EXTERNAL AREA 19m²
TOTAL 157m²

- While every effort has been made to ensure the information contained herein is correct at the time of issue, the enclosed information is subject to change at any time. This document does not form part of a contract of sale and purchasers should rely upon the contract of sale for all specifications and inclusions. All dimensions shown are indicative only and may vary to "as built".
 - All areas are measured in accordance with the Property Council of Australia Method of Measurement Residential
 - External balcony extents, external door and window configuration varies, refer to floor plans for details



Pace Of Abbotsford
 247-251 Johnston Street Abbotsford

APARTMENT 801+802

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