

**\$485,000**

Apartment: 🛏 2 🚿 2 🚗 0

104/6 Yarra Bing Crescent, Burwood, 3125



## 2 Bedroom, 2 Bathroom, Investors or Owner Occupier

This Prime location apartment is ideal for First Home Buyers, Downsizers or Savvy Investors

This top floor apartment situated within beautifully landscaped gardens has all the features you wish for and a location second to none.

Located within walking distances to Deakin University, Presbyterian Ladies' College, Bennettswood shops and cafes. No.75 tram stop in the front through the city and No.732 Bus just around corner goes to Box Hill. Only short drive to Burwood East Shopping centre and 24 hours Kmart and Coles. The ease and convenience provided by this location is fantastic.

This modern, bright 2 bedroom and 2 bathroom apartment has features which are too numerous to list them all. Main features are:

- Master bedroom with ensuite
- Both bedrooms with built in robes
- Open plan kitchen with stone bench tops, mirror splash back overlooking dining and lounge
- Stainless steel appliances with gas cooking and dishwasher
- Living area flooded with natural light from the corner ceiling to floor windows
- Reverse cycle heating and cooling
- European laundry
- Intercom access
- Under cover secure parking

For investors, this is an excellent opportunity to add to your portfolio. (Previous rented \$24,768 per annum approx.) Do not miss out on this rarest of opportunities.

**\*\*Open for inspection times and property availability is subject to change or cancellation without notice. Please check the internet on the day or call 9888 8883.**

### Features:

- Ensuite
- Quiet Location
- Security
- Air Condition/Ducted Heating
- Balcony/Terrace

### Inspection Time

Please contact Michael directly for a private inspection as inspection will need a minimum of 24 hour's notice.

### Agent Details

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