



B314/631 Victoria St Abbotsford VIC 3067

 2  2  1

\$750 per week

Date available: Now

[Book Inspection](#)

## Bright 2 Bedder In Bright Position

Nestled amongst the trees on the Yarra River, adjacent to Studley Park and Kew, and metres away from Victoria Gardens shopping centre, the Park House complex is bursting with amenities for your enjoyment.

With direct access to the Yarra River Trail, a 20m swimming pool, timber lined sauna and a golf simulator, leisure and exercise are always just minutes away. For recreation, residents can spend time in the cinema, residents lounge or the children's playroom.

Beautiful interiors designed by Carr Design are modern, high quality and awe-inspiring. The hand crafted kitchens boast marble-look stone benchtops and luxury Gaggenau appliances that inspire home cooks and chefs alike.

Residents also enjoy extensive transport options including rail, tram and bus on their doorstep. Travelling from The Park House is a breeze, with a tram trip to the CBD taking just 15 minutes.

Apartment features:

- Gaggenau gas cook top, oven and dishwasher
- Kitchen with built in floor to ceiling storage
- Integrated heating & cooling

- Floor to ceiling tiling in bathrooms
- Engineered timber floorboards
- Amazing natural light and air flow
- Expansive open plan living / dining
- Built in robes

Building amenities:

- 25 metre indoor swimming pool
- Timber-lined sauna
- Gymnasium
- Meeting lounge
- Library
- Golf range simulator
- Extensive landscaping and walkway to Yarra River trail and across the Yarra River to Studley Park and golf course
- Extra wide corridors and lift area foyers for ease of furniture transport.

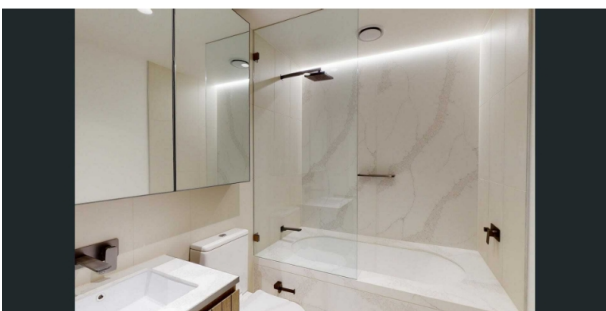
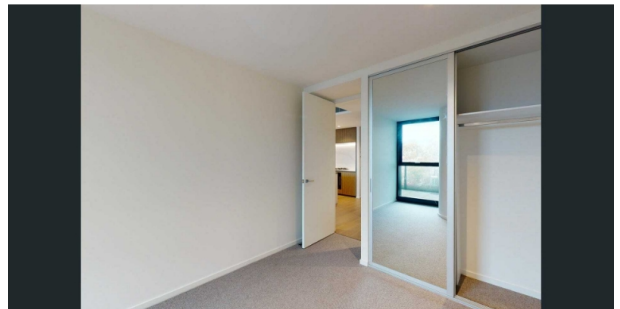
Arranging an inspection is easy!

To book a time to inspect, simply click on book inspection time to book instantly using our online system. By registering you will be instantly informed of any updates, changes or cancellations to the inspection times.

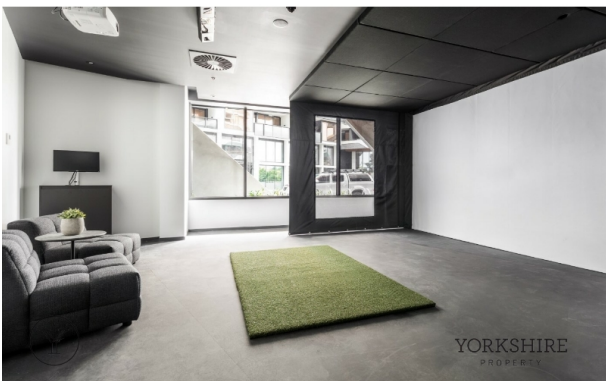
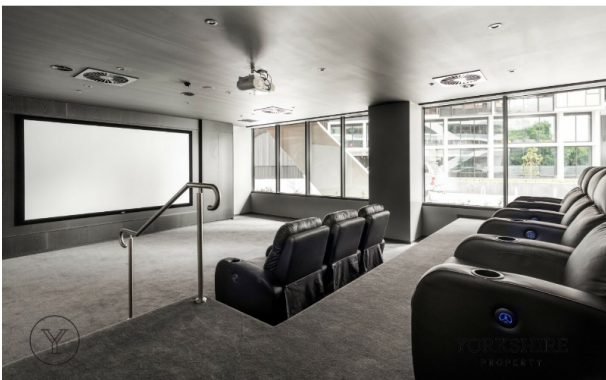
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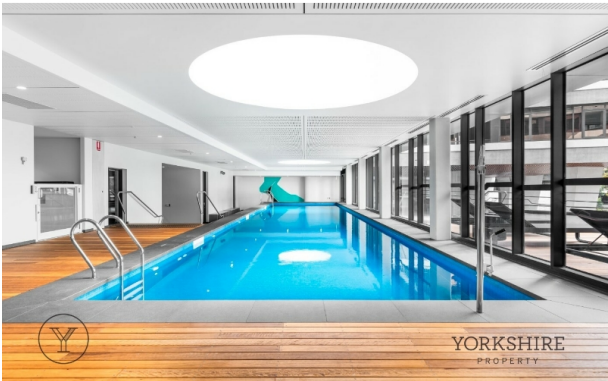
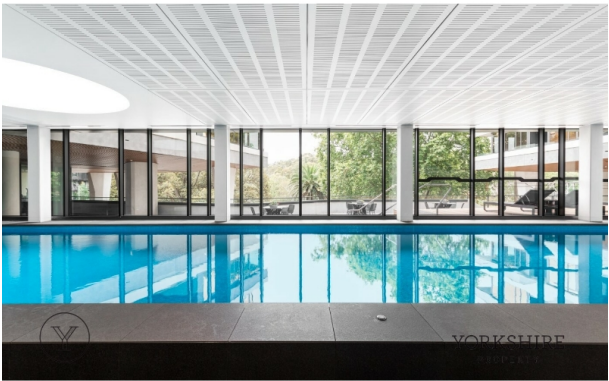
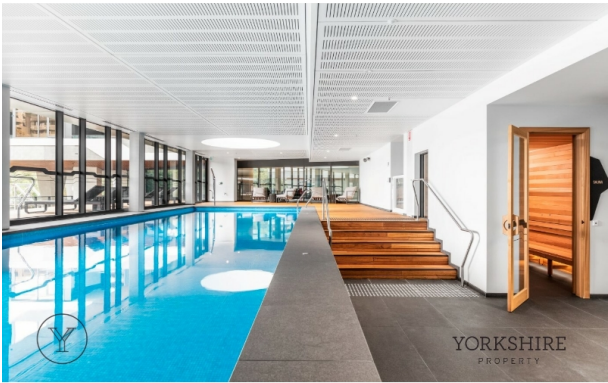
Property Code: 1196

# Gallery



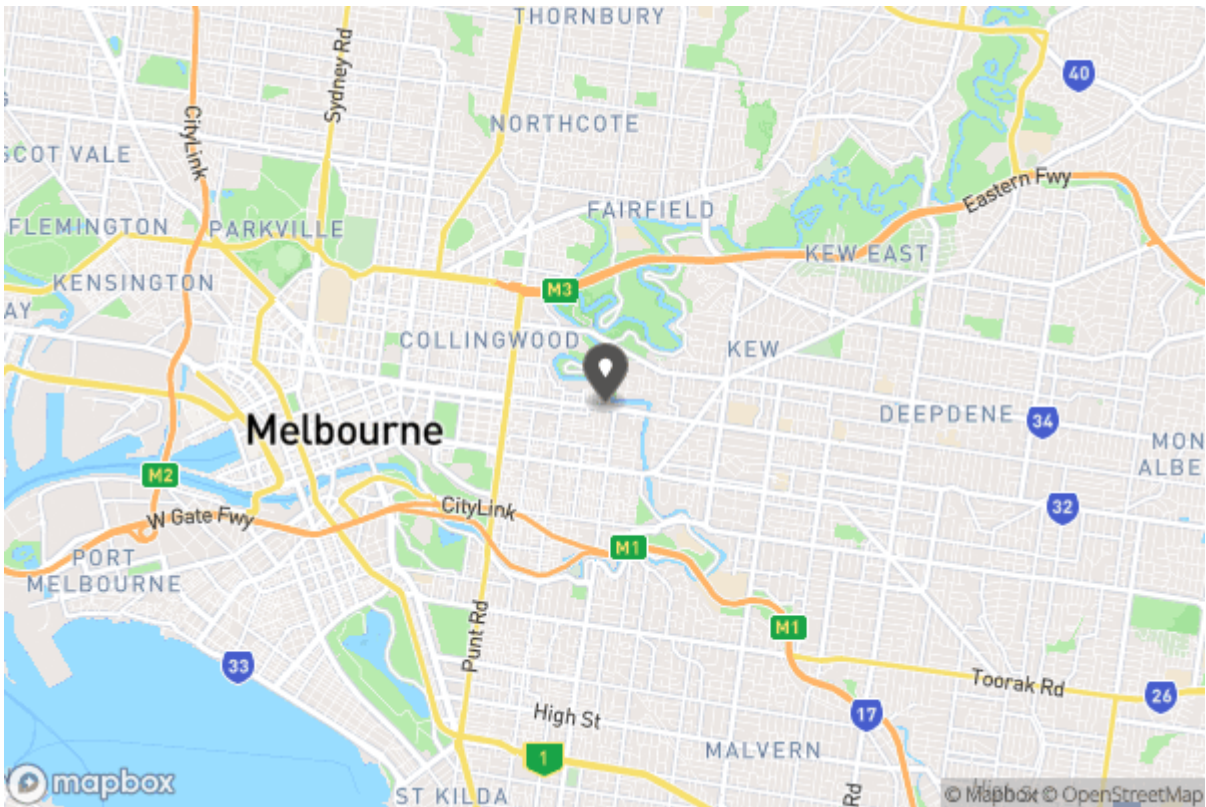








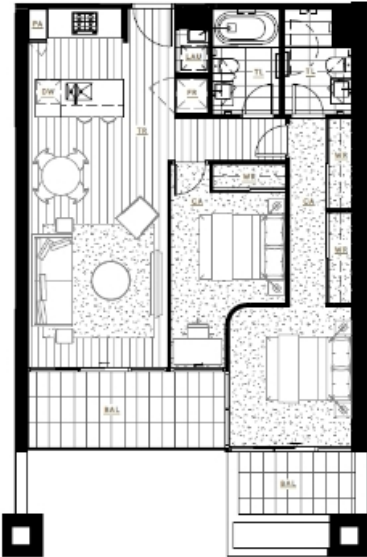
# Location Map



# Floor Plans

THE  
**PARKHOUSE**  
ABBOTSFORD

- KEY
- BB Pastry
  - FF Fridge/Freezer
  - DW Dishwasher
  - WD Wardrobe
  - LA Laundry
  - BAL Balcony
  - TR Timber Floor
  - TL Tile Floor
  - CS Carpet



APARTMENT TYPE

**G5.1** 2 Bed, 2 Bath

AREA

|          |                    |                       |
|----------|--------------------|-----------------------|
| Internal | 77.0m <sup>2</sup> | 828.8ft <sup>2</sup>  |
| External | 16.5m <sup>2</sup> | 177.6ft <sup>2</sup>  |
| Total    | 93.5m <sup>2</sup> | 1006.4ft <sup>2</sup> |

APARTMENTS

8214, 8216, 8314, 8414, 8416



Disclaimer: All images, design features, views, photographs, diagrams and other information are for presentation purposes and are indicative only. Dimensions, areas, fittings and specifications are indicative and subject to change without notice. All internal/external finishes including photographs and fixtures are subject to change without notice. Purchaser should check the plans and specifications in the form of the contract of sale carefully prior to signing the contract.



Don't forget to  
confirm your  
inspection by  
SMS or email

Breanne Kelly

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With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.



# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](https://2apply.com.au/Property?agentID=ARO_YORKSHIRE&uniqueID=yorkshire_39_159)

[https://2apply.com.au/Property?agentID=ARO\\_YORKSHIRE&uniqueID=yorkshire\\_39\\_159](https://2apply.com.au/Property?agentID=ARO_YORKSHIRE&uniqueID=yorkshire_39_159)