






G13/45 Edgewater Boulevard, Maribyrnong

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## Stylish and Comfortable 1-Bedroom Apartment for Lease!

**FOR RENT**

Please Call

**AGENCY**

LJ Hooker City Residential  
(03) 9600 2166

G13/45 Edgewater Boulevard, Maribyrnong, VIC 3032  
• Fully Furnished Option is Available at Extra Cost\*

Perfectly positioned in the heart of the popular Edgewater Estate, the Boulevard Apartments are highly regarded for their unbeatable location and everyday convenience.

This well-presented ground-floor one-bedroom apartment offers excellent value at an entry-level price point, featuring light-filled interiors, easy access, and a comfortable, low-maintenance living space.

The layout includes a spacious bedroom with built-in robe, an open-plan kitchen and living area equipped with stainless steel appliances - including a gas cooktop, oven, and dishwasher.

Enjoy the lifestyle benefits of being within walking distance to local cafés, restaurants, and supermarkets, while Highpoint Shopping Centre is just a short tram ride or a 10-minute walk away.

Outdoor lovers will appreciate the nearby Maribyrnong River parklands, offering scenic walking and cycling trails just minutes from

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

your doorstep.

Public transport is easily accessible with a tram stop only 2 minutes away, connecting you to the train station and Melbourne's CBD in minutes.

- **\*\*Arranging an inspection is easy!\*\***

To book a time to inspect, simply click on the Book an Inspection Time button or select Contact Agent, then email through your details so we can reply with available appointment times for you to register. By registering, you will be instantly informed of any updates, changes, or cancellations for your appointment. Please note that a photo ID is required at all inspections.

## MORE DETAILS

Property ID	P49HC2
Property Type	Apartment

### LJ Hooker City Residential (03) 9600 2166

Upper Ground Floor, 439-445 Lonsdale St, MELBOURNE VIC 3000  
cityresmelbourne.ljhooker.com.au |  
cityresmelbourne@ljhooker.com.au



LIVING AREA: 42m<sup>2</sup> BALCONY: 7m<sup>2</sup> CARSPACE: 1

