



116/7 Thomas Holmes Street, Maribyrnong

## Contemporary Apartment Living Moments from the Maribyrnong River! APPLICATIONS NOW OPEN

### The Property

Welcome to 116/7 Thomas Holmes Street, Maribyrnong. Delivering an exceptional combination of space, style and lifestyle convenience, this oversized two-bedroom, two-bathroom apartment presents beautifully finished interiors alongside a generous undercover balcony ideal for year-round entertaining and outdoor relaxation. Positioned within the boutique "Ariele" complex, the home enjoys a sought-after location moments from Edgewater Village, public transport, parklands and the scenic Maribyrnong River precinct.

### The Point of Difference

- Offering comfortable and well-proportioned accommodation, the apartment features two spacious bedrooms, each complete with full-height built-in robes providing excellent storage solutions. The main bedroom also incorporates a practical study nook and a stylish private ensuite showcasing an oversized shower and stone-finished vanity.

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### FOR RENT

Please Call

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All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.



- The contemporary kitchen has been thoughtfully designed with both style and functionality in mind, featuring quality stainless steel gas and electric appliances, dishwasher, sleek cabinetry and a stone island bench that serves perfectly for meal preparation, casual dining and everyday living.
- Generous open-plan living and dining areas create a welcoming and light-filled atmosphere, enhanced by expansive glazing that allows an abundance of natural light while seamlessly connecting the indoor spaces to the outdoor balcony.
- A large undercover balcony provides the perfect extension of the living zone, offering ample space for alfresco meals, entertaining family and friends or simply relaxing outdoors while enjoying the peaceful surrounds.
- A second beautifully appointed bathroom features quality stone finishes and is complemented by a discreetly integrated European laundry, adding further practicality and convenience to the intelligently designed floorplan.
- Additional inclusions comprise split-system heating and cooling, secure intercom access, lift facilities and a secure basement car space, all contributing to a low-maintenance and comfortable lifestyle environment.
- " Situated within the boutique low-rise "Ariele" development, residents benefit from a superb lifestyle location just moments from Edgewater shopping, cafés and supermarkets, while also enjoying proximity to Highpoint Shopping Centre, the Maribyrnong Aquatic Centre and picturesque river walking and cycling trails.

#### The Point of Interest

Perfectly positioned within one of Maribyrnong's most convenient lifestyle pockets, this residence offers immediate access to Edgewater Village shops, cafés, restaurants, supermarkets and excellent public transport options including nearby trams and buses. The Maribyrnong River precinct is only moments away, providing beautiful walking and cycling paths, while Highpoint Shopping Centre, local parks and the Maribyrnong Aquatic Centre are all within easy reach. Families will appreciate the property's zoning for Footscray North Primary School and the highly regarded Maribyrnong Secondary College, renowned for its strong academic reputation and specialist Sports Academy programs.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated is based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 01/06/2026 and is subject to change.

#### MORE DETAILS

Property ID                    2JM5HGH  
 Property Type                Apartment

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