



## Abbotsford, 208/12 Trenerry Crescent

### Elegant Home in the Serene 'Hank Dye' Building

Discover a harmonious blend of elegance and convenience in this exquisite one-bedroom, one-bathroom apartment with a secured car park in Abbotsford. Designed with superior craftsmanship, this home features a secure intercom and double-glazed windows, ensuring a quality and peaceful living environment.

As you step into this stylish home, you'll find a modern kitchen equipped with quality stainless steel appliances and ample storage, making meal preparation a breeze. Timber floorboards flow throughout, enhancing the open-plan living and meals area, which seamlessly extends to a private balcony. This design maximizes space and natural light, creating an inviting atmosphere perfect for both relaxation and entertaining.

The apartment also includes a secure car space and a generously sized storage cage, offering both convenience and peace of mind. In addition to on-street parking, ample visitor parking is available, making it easy to host guests.

Located just a short stroll from a vibrant selection of bars and eateries, nature lovers will appreciate its prime location backing onto Yarra Bend Parkland, with direct access to



**For Sale**  
\$370,000 - \$390,000

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extensive bike paths and walkways. The nearby Abbotsford Convent and the newly renovated Studley Park Boathouse restaurant and bar provide a perfect blend of cultural and dining experiences.

For those commuting to the city, Victoria Park train station is just a short walk away, offering easy and direct access to the heart of Melbourne.

Offering a sophisticated lifestyle with the best of both urban and natural surroundings, this apartment is truly an exceptional opportunity for owner-occupiers or investors!

## More About this Property

**Property ID** N70HC2

**Property Type** Apartment

**Ally Song 0403 221 620**

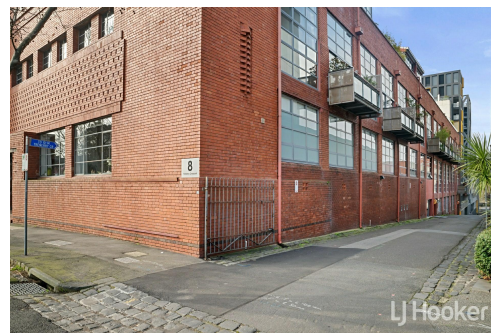
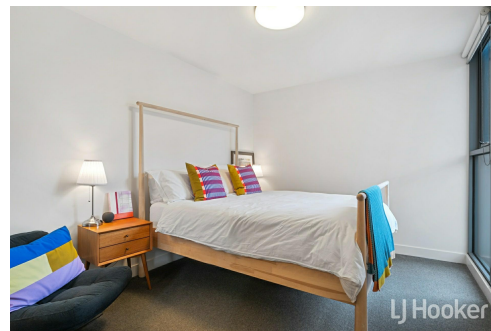
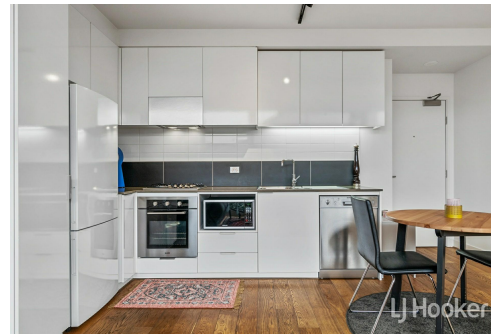
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THIS PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. SITE PLAN REFLECTS APPROXIMATE POSITION OF BUILDINGS ON PROPERTY ONLY AND IS NOT AN ACCURATE REPRESENTATION OF VEGETATION AND OTHER EXTERNAL LANDSCAPE FEATURES. THIS PLAN SHOULD NOT BE RELIED UPON AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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