




804/8C Evergreen Mews, Armadale

Luxury Living or Blue-Chip Investment in Toorak Park, Armadale

Positioned within the prestigious Toorak Park precinct, this exceptional two-bedroom apartment in Armadale offers the perfect balance of luxury, lifestyle, and investment potential in one of Melbourne's most tightly held locations. With a total area of approximately 85sqm, this residence showcases a spacious, light-filled layout complemented by breathtaking city skyline views - delivering both comfort and long-term value.

Property Highlights:

- Two generously sized bedrooms with built-in robes
- Master bedroom with private ensuite
- Bright open plan living and dining area
- Private covered balcony with stunning outlook
- Designer kitchen with marble stone benchtops & gas cooking
- Premium Miele appliances and multiple pantry spaces
- Stylish, well-appointed bathrooms
- Two undercover car spaces
- Storage cage
- Heating & cooling for year-round comfort

2  2  2 

FOR SALE

Must Sale & Offer Welcome: \$820,000 - \$850,000

VIEW

Sat 13th Jun @ 11:00AM - 11:30AM

AGENTS

Kobe Li
0434 566 941
kli.rowville@ljhooker.com.au

AGENCY

LJ Hooker Rowville
(03) 9132 5118

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.

 **LJ Hooker**

- Secure intercom entry and walking distance to train station

Residents enjoy access to premium lifestyle facilities including:

- Indoor swimming pool & spa
- Fully equipped gymnasium
- Residents' lounge & library
- BBQ areas surrounded by lush landscaped gardens
- Onsite building manager
- Bike storage facilities
- Visitor parkings

Strong Investment Profile:

- " Currently leased at \$850 per week (month-to-month tenancy)
- " Rental estimate: \$850 —\$900 per week
- Flexible options:

oMove in with notice for owner-occupiers

oContinue leasing or convert to a fixed-term tenancy for stable returns

A rare opportunity offering immediate income + future flexibility.

Enjoy the very best of Armadale living - moments from boutique shopping, cafés, restaurants, and excellent public transport options including tram and train access, ensuring seamless connectivity to the CBD.

Whether you're looking to secure a stylish home or a high-performing investment, this property delivers on every level - location, lifestyle, and long-term growth potential.

Act fast - this opportunity won't last.!

Outgoings estimate:

OC1: \$3500P/A,

OC2: \$350P/A

OC3: \$4700P/A

Water rates: \$704.2P/A

Council rates: \$1301.4P/A

Contact Kobe on 0434566941 for more information

MORE DETAILS

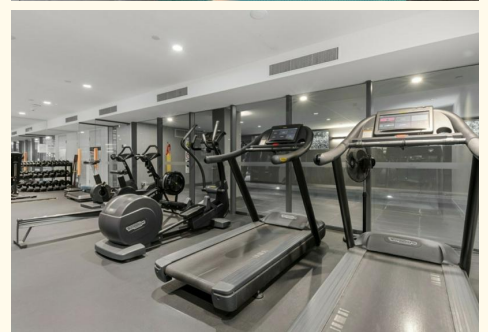
Property ID	2W5HWN
Property Type	Apartment
Land Area	85 m2
Including	Ensuite Air Conditioning Intercom Built-in-Robes Area Views Car Parking - Basement Carpeted Close to Schools Close to Shops Close to Transport

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1 STORAGE CAGE



2 CAR SPACE

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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