



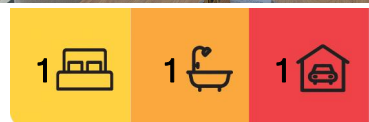
## Docklands, 805/463 Docklands Drive

North-east views, modern luxury, and entry level allure

North-eastern vistas, contemporary luxury, and entry-level charm beckon at 805/463 Docklands Drive, VIC. This exquisite 1-bedroom apartment in Docklands Drive presents an exceptional entry-point opportunity within the coveted NewQuay precinct. Offering breathtaking north-eastern views complemented by sleek, pristine interiors, this 8th-floor residence is poised to captivate discerning buyers.

Situated near The District Docklands, boasting Hoyts Cinemas, Woolworths supermarket, Dan Murphy's, Chemist Warehouse, and an array of boutique shops and eateries, convenience is at your doorstep. Additionally, proximity to the Capital City Trail, Docklands Primary School and kindergarten, Marvel Stadium, renowned universities, tram services including the free City Circle line, Southern Cross Station, and a brief stroll to the Port Phillip Ferries further enhances the appeal of this locale.

Bid farewell to parking concerns with your own designated car space, ensuring secure and



**For Sale**  
sales postpone \$350,000 - \$370,000

**View**  
By Appointment

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**Disclaimer:** 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 City Residential**  
**(03) 9600 2166**

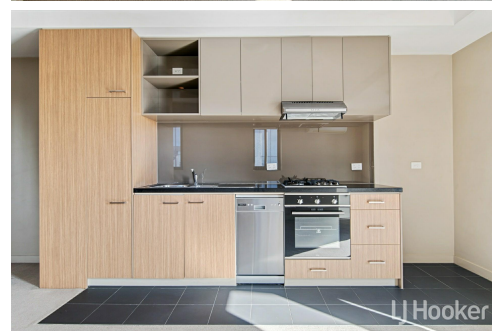
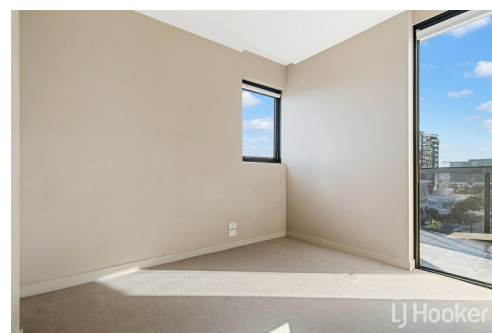
hassle-free parking at all times. For those preferring pedestrian or tram travel, Southern Cross Train Station, DFO South Wharf, Marvel Stadium, Crown Casino, and numerous dining options are within easy reach.

## More About this Property

<b>Property ID</b>	N1PHC2
<b>Property Type</b>	Apartment

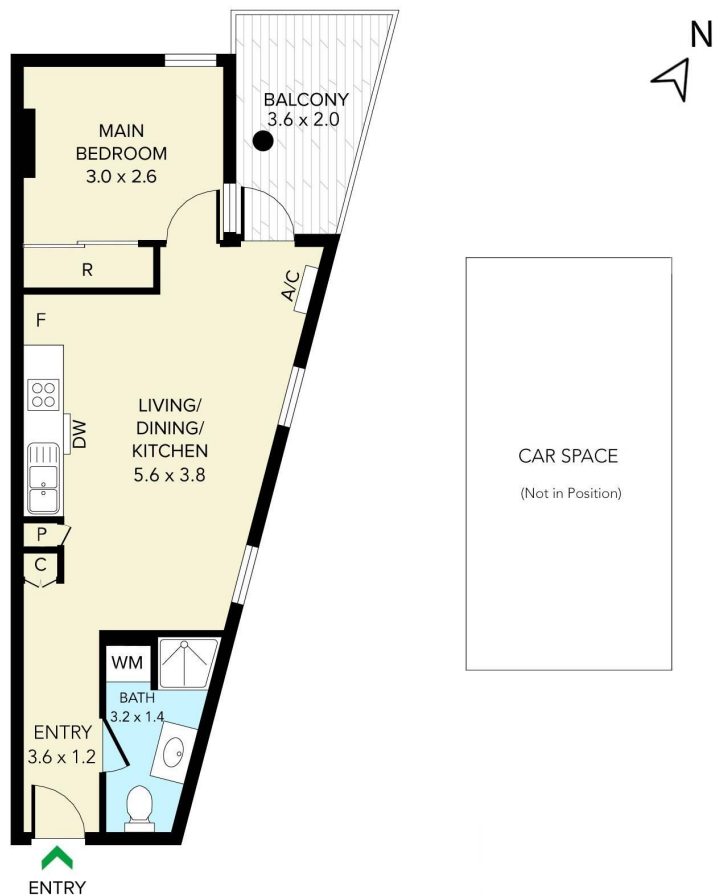
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THIS PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. SITE PLAN REFLECTS APPROXIMATE POSITION OF BUILDINGS ON PROPERTY ONLY AND IS NOT AN ACCURATE REPRESENTATION OF VEGETATION AND OTHER EXTERNAL LANDSCAPE FEATURES. THIS PLAN SHOULD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

floorpik by scandipik