



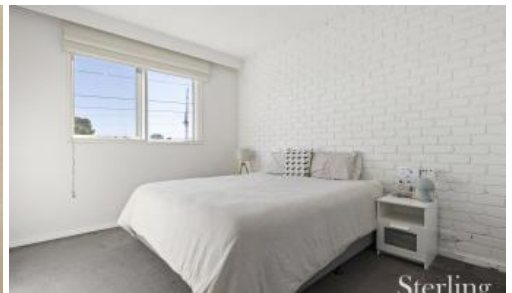
Unit 12, 521 Royal Pde, Parkville



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## Premium Position – Natural Beauty

Welcome Home!

Superbly positioned in one of Melbourne's most sought after locations, this beautifully presented two bedroom, two bathroom apartment offers a perfect balance of space, style, and convenience. Set just moments from Princes Park and backing onto the expansive Royal Park and Royal Park Golf Course, it provides a peaceful retreat surrounded by greenery.

What you will LOVE:

- \*Extremely large open plan living and dining - they don't make them this size anymore!
- \*U shaped kitchen with dishwasher, gas cooktop, electric oven, plenty of storage - bathed in natural light
- \*Open study nook leading out to the sunlit balcony
- \*Generous main bedroom with built-in robes and adjoining updated en-suite with freestanding shower + toilet
- \*Secondary bedroom equally well sized with built in robes
- \*Main bathroom and laundry PLUS - NEW Whirlpool 10kg washing machine &

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<b>Price</b>	\$660 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	1096

### Agent Details

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NEW Westinghouse 5.5kg dryer

\*Separate toilet

\*Ducted heating

\*Split system heating & cooling to lounge

\*As new carpets

\*Window blinds throughout

\*Allocated, secure undercover car space

The location is second to none, Royal Park Station is within walking distance, the 19 tram stops at your doorstep, and an array of parks, recreational facilities, and cultural landmarks, including Melbourne Zoo and Ikon Park, are nearby. Barkly Square Shopping Centre and Sydney Road's vibrant shopping and dining precinct are also within easy reach.

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