



## Menzies Malvern

Under Offer

\$ 990,000

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123 | 1306 High Street - Malvern - VIC

📏 146.6 m<sup>2</sup> Floor Area

### Ground Floor Elegance with Easy Access and Spacious Comfort

Framed by elegant community areas including indoor swimming pool, dining room and luxury cinema, Menzies Malvern offers warm and welcoming environments for you, your friends and neighbours to socialise. Ducted heating/cooling, a separate full size laundry, storage room and two underground car parks add to the comforts of this splendidly spacious home. Further enhancing a convenient lifestyle is the ground floor positioning that is close to communal areas. Menzies Malvern definitely impresses and is just footsteps to local cafes, boutiques and nearby shopping precincts.

#### Amenities

- 🏠 Balcony
- 🧼 Dishwasher
- 🌬️ Ducted cooling
- 🔥 Ducted heating
- 📺 Modern Appliances
- 🍳 Modern Kitchen



1800 550 550  
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\*Photographs are for illustrative purposes. Some images may depict items not provided by Keyton within the units such as furniture and other decorative items.

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Internal	141 m <sup>2</sup>
Balcony	5.6 m <sup>2</sup>
Total Area	146.6 m <sup>2</sup>

This is an indicative floor plan that may vary according to home location within the village/resort. The information, dimensions and specifications on this floor plan are believed to be correct but is not guaranteed and may change without notice. Any illustrations are an artist's impression only and subject to change. Keyton gives no warranty concerning the accuracy of the material or information displayed in this brochure and all such warranties (whether implied or otherwise) are excluded to the extent permitted by law. Prospective purchasers should make their own enquiries.