



## Menzies Malvern

Under Offer

\$ 1,390,000

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405 | 1306 High Street - Malvern - VIC

📏 114.9 m<sup>2</sup> Floor Area

### Bright, Modern Villa with Sun-Soaked Balcony and Elegant Interiors

Move into this delightful two-bedroom, two-bathroom apartment at Menzies Malvern, featuring an open-plan kitchen and living area that flows onto a sun-soaked, north-east facing balcony. The master bedroom boasts a walk-through robe to a private ensuite, while the second bedroom includes built-in robes. Freshly painted and with new carpets, this home is ready for you to unpack and settle in. Enjoy reverse cycle ducted heating and cooling, and plenty of storage.

#### Amenities

- 🏠 Balcony
- 📏 Ducted cooling
- 📏 Ducted heating
- 🏠 Open Plan Living
- 🗄 Wardrobe - built in

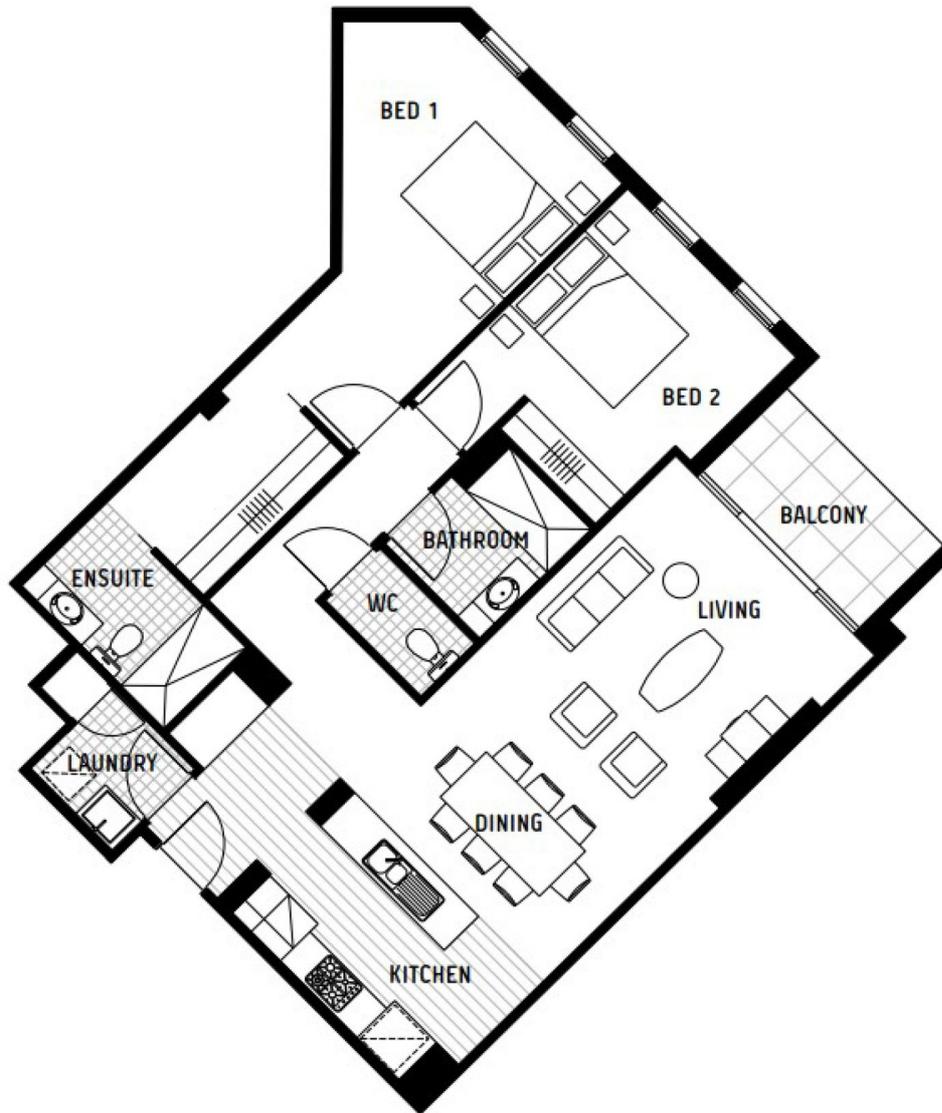


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\*Photographs are for illustrative purposes. Some images may depict items not provided by Keyton within the units such as furniture and other decorative items.

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Internal Living	109.2 m <sup>2</sup>
Balcony	5.7 m <sup>2</sup>
Total Area	114.9 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.

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