



#### 4/1 Pettys Lane, Doncaster FOR SALE



#### Carefully Curated For Refined Low Maintenance Living

##### THE PROPERTY

Arbor Apartments is a boutique complex that's been architecturally designed to create a striking visual. The external aesthetic combines art-deco inspiration with modern design principles, whilst internally, you'll appreciate the commitment to quality and style which is evident from the time you step inside.

This ground-floor apartment has been carefully curated to make the highest and best use of all available space. The heart of the home is an open plan zone that seamlessly combines a light-filled living-dining room with a well-equipped kitchen boasting Miele appliances, stone benchtops, mirrored splashbacks, and an abundance of gloss cabinetry.

This space flows effortlessly to a generous low-maintenance courtyard that combines artificial grass, large pavers, and established greenery to produce an area you'll enjoy sharing with family and friends when entertaining or relaxing alfresco style. In perfect complement are two sizeable, robed bedrooms, including the master which also has a study nook for additional convenience. These are serviced by the home's sleek central bathroom, and a discreet European laundry which comes complete with a near new LG top loading washer and an Electrolux tumble dryer.

Pleasing additions include reverse cycle heating and cooling, quality blinds and floor coverings, double glazed windows, a secure entry, lift access to a single car space, plus a private storage cage. The complex also enjoys a 7-plus star energy rating.

##### THE FEATURES

- Ground-level apartment in a quality complex
- Two robed bedrooms plus a sleek bathroom
- Light-filled living-dining zone
- Full kitchen with Miele appliances
- Low-maintenance garden courtyard
- Single-car space with a private storage cage

##### THE LOCATION



**Ingrid Ward**

Principal - Ingrid Ward Property

**M:** 0448 300 764

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You'll love the location which is central to a range of desirable amenities. These include local buses, Eastlink and the Eastern Freeway, Doncaster Park and Ride, the shopping, dining, and entertainment experiences offered by Westfield Doncaster, a range of local cafes and restaurants, plus reputable primary and secondary schools to ensure your educational needs are well met.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

### Features

1 Toilet  
Built-In Robes  
1 Living Area  
Air Conditioning



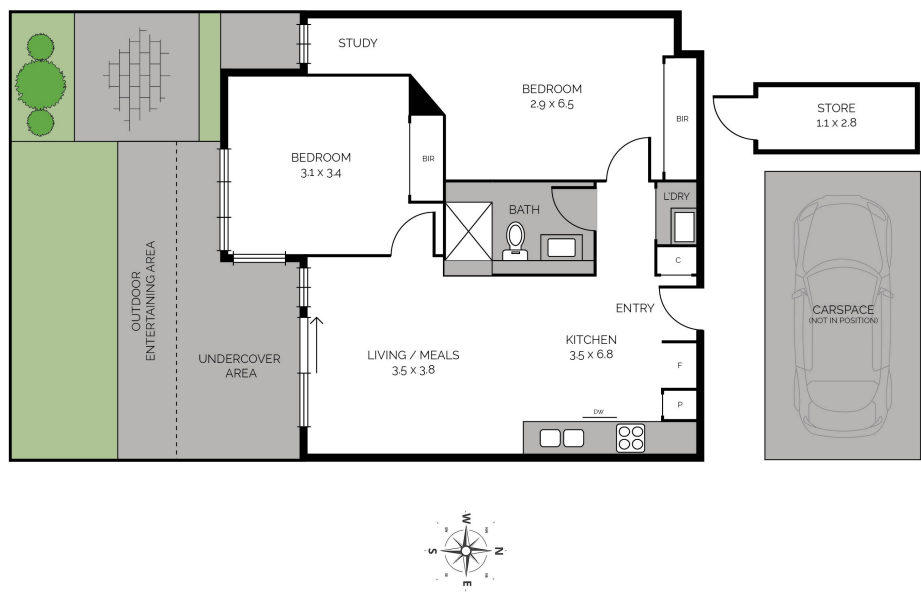
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