








## Eco-Luxury & Wellness Living at YarraBend

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**Elevate Your Everyday**

Stop compromising between inner-city connectivity and your wellbeing. Located just 6.5km from Melbourne's CBD on the banks of the Yarra River in Alphington, this premium home in the Seren Row precinct offers first home buyers a sanctuary designed around health, sustainability, and effortless modern living.

**Unmatched Health & Wellness Amenities**

- **World-Class Wellness Centre:** Access 25m indoor/outdoor pools, a steam room, a sauna, an outdoor onsen spa, a yoga exercise area, and a state-of-the-art gym equipped with cloud-based Technogym tech right on your doorstep.
- **Active Outdoor Living:** Steps away from 300m of Yarra River frontage, the Yarra Trail, bike-friendly roads, and 21 parks within a 1km radius.

**Eco-Friendly & Sustainable Design**

- **6-Star Environmental Rating:** Built within a precinct that achieved 6-Leaves—the highest rating under the UDIA EnviroDevelopment scale.

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| **Price** | $660,000 |
| **Property Type** | Residential |
| **Property ID** | 2161 |
| **Floor Area** | 59 m2 |

### Agent Details

Carlo Lorusso - 0404 889 663

### Office Details

In2realty
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IN2REALTY.

- **Green Architecture & Rooftop Retreat:** Enjoy cascading exterior greenery, rooftop communal vegetable gardens, rain-harvesting tanks, recycled materials, and electric vehicle charging stations.

**Connected Inner-North Lifestyle**

- Walk to Alphington Station (400m away) or pop next door to the future Alphington Village shopping hub featuring Coles, Aldi, and specialty stores.
- Unwind at "The Bend"—a parkside culinary destination curated by chef Adam D'Sylva—or connect in the co-working spaces at The Hub.

Step onto the property ladder with a home that nurtures both you and the planet.

Contact Carlo today to arrange a private inspection.

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