

**1/132 Nicholson Street, Brunswick East, Vic 3057**



**Townhouse For Sale**

Monday, 18 March 2024

1/132 Nicholson Street, Brunswick East, Vic 3057

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Erhan Kalistu  
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**\$1,200,000**

Experience modern elegance with this contemporary three bedroom, two bathroom townhouse built in in 2019. This beautifully designed home is an ideal match for those seeking style, convenience, and/or a smart investment, currently tenanted until July 18th, 2024, with a monthly rental income of \$3,389.29. The townhouse features an efficiently planned layout that maximises space and light, including an open-plan living, dining, and kitchen area equipped with stone benchtops and high-quality stainless steel appliances. Each space is designed for comfort and ease, highlighted by great-sized bedrooms, bathrooms on each bedroom levels, and a European laundry, ensuring functionality meets modern living standards. Climate control is effortless with split-system heating and cooling throughout, ensuring year-round comfort. The property boasts multiple outdoor spaces, including balconies and a rooftop terrace, perfect for relaxation or entertaining. Convenience is further enhanced by a car stacker spaces and a storage cage, providing ample parking and storage solutions. Situated in the vibrant heart of Brunswick East, the townhouse offers unbeatable access to the 96 tram line directly to the CBD, surrounded by an array of shops, parklands, and cafes. Easy access to major arterial roads also ensures seamless connectivity to the broader Melbourne area. This property is not just a residence but a lifestyle choice, offering the perfect blend of modern living amenities and strategic location. Whether you're a first home buyer, owner-occupier, or investor, this property presents a unique opportunity in one of Melbourne's most sought-after suburbs. Explore the potential of this Brunswick East gem and take the first step towards your new beginning.