

103/211 Sydney Road, Brunswick, Vic 3056



Sold Apartment

Friday, 26 January 2024

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Bedrooms: 3

Bathrooms: 2

Type: Apartment



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\$1,015,000

Nestled in the heart of Brunswick in a sustainable boutique block of only 21 apartments by Six Degrees Architects this 103 sqm oversized three bedroom, two bathroom apartment has a combined 26 sqm undercover and outdoor terrace is in one of Brunswick's ground-breaking developments, boasting an average NatHERS (Nationwide Housing Energy Rating Scheme) rating of 7.5 stars. Created by the renowned team at Six Degrees Architects and Excelon who have delivered the sustainable village at Clyde Mews Thornbury, the apartment will feature Binq double glazed balcony doors, double glazed windows, engineered timber flooring, high concrete exposed ceilings with ceiling fans, hydronic heating and solar roof panels that power common areas. The expansive living room with floor to ceiling Binq double glazed sliding doors lead to the western terrace which is undercover for the ultimate outdoor dining experience creating an extra approximate 14 sqm of living space. A tap and electricity are connected so you can enjoy alfresco BBQs. The six pane windows in the hallway and north facing light wells are the epitome of passive design bringing natural light into every corner of the home. The kitchen with energy efficient Smeg appliances, under mounted kitchen sink, marble benchtops, low emission birch ply joinery, soft close drawers, and feature splashback bespoke tiling is light, bright, and the best of architectural design. Crossflow ventilation abounds with the dual aspect and passive design with floor to ceiling windows in the living area and large bedroom windows with Six Degrees signature Adadaz leadlight feature windows. Also bespoke and supporting local artisans are the hand blown pendant lights by renowned Mark Douglass Design and custom entry signage by Stephen Banham of Letterbox. Sustainable housing is great for the environment but also the hip pocket nerve with long term reduced energy costs with water saving features such as captured rainwater for toilet flushing, energy efficient LED lighting, energy efficient appliances, timber framed Binq doors, double glazed windows, and an energy saving master switch and high thermal mass in the masonry construction. The passive design reduces heating power bills with centralised hydronic heating and hot water systems paid by the body corporate to reduce power bills. Featuring a storage cage on the ground floor and secure bike storage to suit the avid bike rider. The breathtaking communal rooftop garden with 360 views provides a strong sense of community where residents meet to nurture the north facing vegetable garden and harvest vegetables for their use as well as enjoy the BBQ facilities and the communal dining table. Located between Dawson and Michael Streets, 211 Sydney Road has direct access to the 19 tram line to the University and Medical Precinct, CBD, within walking distance to Jewell Station and on the doorstep of the Brunswick Town Hall, Library and Sydney Road cosmopolitan shopping, Barkly Square and the best of Brunswick's café, restaurant, bar and live music culture.