

**109/12-32 Lux Way, Brunswick, Vic 3056**

**Nelson Alexander**

**Apartment For Sale**

Saturday, 11 May 2024

109/12-32 Lux Way, Brunswick, Vic 3056

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Daniel Zhang  
0431877093



Luke Sacco  
0407528040

## **Private Sale \$700,000**

Perched on the second floor and set over two levels, this modern, light-filled apartment offers a prime opportunity for first-time buyers or savvy investors, with its spacious layout, secure amenities, and enviable Brunswick locale. Discover two robed bedrooms and two stylish bathrooms, complementing a large galley style kitchen with ample cabinetry and premium appliances. A bright living and meals area connects seamlessly to the private balcony – a haven for relaxing with a coffee or entertaining with friends – and a lower level second living area offers desirable versatility for a home office or lounge room retreat. Additional highlights include split-system heating and cooling, high square-set ceilings, concealed European laundry facilities, and convenient lift access to both the secure entrance foyer and an undercover parking space. Ideally situated in the bustling city-fringe neighbourhood, residents can enjoy easy access to Brunswick Station, Sydney Road trams, a variety of cafes, restaurants, boutique shops, major supermarkets, and the green spaces of Clifton Park. Embrace the inner-city lifestyle and move quickly to secure your slice of effortless modern living with no compromise on space, style, or location!