

**121/8 Ballarat Street, Brunswick, Vic 3056**

**CAPITAL**

**Apartment For Sale**

Thursday, 18 April 2024

121/8 Ballarat Street, Brunswick, Vic 3056

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 63 m2**

**Type: Apartment**



Bryce Patterson  
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## Contact Agent

Brunswick Yard, located in the heart of Brunswick, is a collection of spacious 1, 2 and 3-bedroom apartments that will contribute to Brunswick's elevated aesthetic evolution. The architect behind Brunswick Yard, Carr (recipient of the prestigious 2021 AIA Interior Architecture Award), has embraced a modernist residential language that acknowledges the industrial history of the site. Significant stamp duty savings are still available along with the First Home Owner Grant for eligible buyers. Brunswick Yard boasts a highly attractive location, ideally situated in a quiet side street off Sydney Road, within walking distance to the famous Oven Street Bakery, local Mediterranean supermarket, and trams, trains and bike paths. Ample secure car parking and bicycle storage is included. The development is distinguished by its namesake: The Yard is Brunswick Yard's living, beating green heart, a large internal garden designed by 360 Degrees Landscape Architecture (recipient of 2021 National Landscape Architecture Awards Award of Excellence) as a sanctuary for contemplation, mindfulness, personal wellbeing and community. The spacious homes feature large terraces and premium appliances, while an on-site cafe provides the ultimate urban convenience. Apartment 121 features: 1 bed 1 bath 1 car - Super quiet position - Generously proportioned kitchen - Porcelain bench-top - Fully integrated ASKO appliances - Parquetry style timber flooring to living - Spacious master bedroom with expansive BIR - Loads of functional storage space throughout - Open plan living - Exposed concrete ceilings - Nestled in greenery - Interiors and architecture by Carr. Contact us today to arrange a private appointment.