

16 Merri Street, Brunswick, Vic 3056

Nelson Alexander

Apartment For Sale

Friday, 29 September 2023

16 Merri Street, Brunswick, Vic 3056

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Nicholas West
0418559494



Stephanie Hawke
0412737775

Private Sale - \$759,000

Positioned on the ground floor of Brunswick's iconic 1940s Holeproof factory, just up a quiet side street from Brunswick's heartbeat thoroughfare, this exciting open plan warehouse style apartment waiting for new people to enjoy after 20+ years of current ownership since the building's initial residential redevelopment. The flexible title & zoning enables a range of use, from residential even to commercial or a mix of the two, such as home office - all STCA/STPA. Currently the property houses a design studio but is set up completely for residential life with utilities areas and galley kitchen to the rear and semi-divided broad open plan areas for the remainder. The billowing main space with high original ceilings, provides for flexibility of living configuration and use, guided by a wide window set facing north. There is so little to do for buyers to move straight in and start occupying this handsome space - it may just be a matter of adding furniture and turning the switches on. Similarly, there is so little to do for those wanting to extend on what is already in place - all the hard work has been done and the current structure and services base is all perfectly solid. (But absolutely one can get creative and look at adding further floor space with a mezzanine set into the 4m high air space.) Direct Street access provides the best of both worlds: The main front door enters directly to Merri Street while the rear guides to a large central courtyard with treed garden atrium and further to main building entrances north and south, common areas PLUS a secure carpark along with other utilities. Also on site are bike rooms to each floor level, additional storage cages (subject to availability), weekday caretaker and cleaner, a large entrance and waiting area, a well-organised waste room and spacious corridors for general access about the community environs. In terms of proximity, this centrally located address is a total winner: quick walks to tram stops, city train line, Brunswick Baths, numerous great pubs, the Upfield bike path, Princess and Royal Parks, and of course all the cafes, op shops, eateries plus the rest which makes the 3056 postcode so desirable. Dimensions Floor 78.41m Mezzanine storage 4.62m Car park 5m x 2.5m