

**1617/176 Edward Street, Brunswick East, Vic 3057**



**Apartment For Sale**

Thursday, 14 March 2024

1617/176 Edward Street, Brunswick East, Vic 3057

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Nick Roper  
0449677344



Cameron Pritchard  
0408037482

**\$345,000 - \$365,000**

Expressions of Interest Closing Thu 4th Apr 6.30pm Nestled within the iconic Tip Top factory, this exquisite one-bedroom apartment captures the essence of contemporary urban living. Just moments from the bustling Lygon Street, immerse yourself in the vibrant energy of the inner city while enjoying the comforts of home. Experience the epitome of contemporary living with a sleek kitchen adorned with top-of-the-line Smeg appliances, complete with a convenient dishwasher. The open-plan living area effortlessly extends to a balcony, providing breathtaking views of the city skyline, ideal for unwinding or hosting gatherings. Boasting a beautiful, light filled interior, this move in ready property promises convenience and comfort at every turn. The bedroom is equipped with mirrored built in robes while serviced by a central bathroom ensuring functionality and style. Additional features include, Euro laundry, split system heating and cooling, lift to secure entrance foyer, intercom and car space. With immediate access to tram routes directly to the CBD (Lygon Street and Nicholson Street), cool cafes, boutique bars, renowned restaurants, Barkly Square shopping and easy access to major freeways, makes this an unbeatable location.