

202/457-459 Lygon Street, Brunswick East, Vic 3057

LITTLE
REAL ESTATE

Apartment For Sale

Friday, 5 April 2024

202/457-459 Lygon Street, Brunswick East, Vic 3057

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Alex Melnychuk
0395148855

\$395,000 - \$430,000

Positioned to perfection with an iconic Lygon Street address, this surprisingly spacious 1 bedroom apartment offers a ready-made lifestyle in a neighbourhood united by convenience, community and cosmopolitan character. From the first step inside, the sheer amount of indoor/outdoor space will impress. Far-reaching open-plan living and dining is underpinned by a chef-friendly kitchen boasting smooth stone surfaces and stainless-steel appliances including an electric cooktop and a full-sized dishwasher. Privately placed on the second floor, dine and recline on a sheltered balcony showcasing commanding views over local rooftops. This apartment will be a dream for entertaining with ample room to stage a BBQ and the full suite of outdoor settings.

- 1 large and light-filled bedroom with built-in robes
- Sparkling bathroom with a fully tiled shower area and rainfall/hand-held fittings
- Euro-style laundry
- Split-system heating and cooling
- Flowing curtains and Roman blinds
- Timber floorboards
- Secure intercom and lift access
- Shared bike storage
- Spacious basement parking (not stacker)
- Storage cage

Standing out as a surefire investment and an exceptional entry-level opportunity, venture downstairs and take full advantage of close proximity to the surrounding tram network, crowd-pleasing cafes, Jones Park, the Merri Creek Trail and all the inner-city attractions you desire. For more information, please contact Alex Melnychuk today.

3 x LITTLE THINGS WE LOVE

1. City-bound trams
- Steps from route numbers 1 and 62.
- Jones Park
- Great dog-friendly picnic spot
3. Padre Coffee Brunswick East
- Cross the road to start your day

Disclaimer: Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.