

305/6 Florence Street, Brunswick, Vic 3056



Apartment For Sale

Friday, 24 May 2024

305/6 Florence Street, Brunswick, Vic 3056

Bedrooms: 2

Bathrooms: 1

Type: Apartment



Lisa Roberts
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\$795,000 - \$860,000

Expressions of Interest - Closing Tuesday, 18th of June at 6pm (unless sold prior) Situated in the Award Winning Nightingale 1 sustainable 20 apartment development by Breathe Architecture this 95 sqm two bedroom apartment may be in one of the country's most sustainable buildings. The groundbreaking development boasts a NatHERS (Nationwide Housing Energy Rating Scheme) rating of 8.2 stars, is 100 percent fossil fuel free, and utilises rainwater harvesting that is used in irrigation and common-area toilets. The fossil fuel-free building operations and features such as recycled timber, mid-steel light fittings, and solar roof panels. The latter powering common areas and also feeding electricity back into the grid. This north facing apartment features high 2.9 metre exposed concrete ceilings, two double bedrooms with floor to ceiling BIRs, recycled wooden flooring throughout, recycled wood bathroom vanity with bespoke concrete sink, and a seamless shower with bluestone tiled flooring and floor to ceiling bespoke Japanese artisan ceramic tiles. The bathroom window also provides direct natural light and cross flow ventilation. Even the toilet bowl has a new flush-and-flow technology resulting in a bowl eliminating the build-up of germs and bacteria and is easier to clean compared to traditional toilets. The living room with full width picture double doors has the width of a house sized lounge room. The 4.4 metre long kitchen with generous storage, bespoke low emission cabinetry, a double door pantry with automatic lighting, two Fisher and Paykel dish draws and an induction cooktop, and an electric oven is also family sized. The bespoke fold down study nook and storage unit is the ideal work from office space with an allocated space for the coffee machine. The living room with full width famous Binq double glazed picture window and double glazed sliding doors opening to the north has the width of a house sized lounge room ideal for the growing family. Crossflow ventilation abounds creating a cooling breeze with the opening of south front door and north extra wide Binq double glazed door. The impressive master bedroom also features a bright north facing aspect and both bedrooms benefit from cross flow ventilation with south and north facing windows. The north facing full width balcony with outdoor blinds with beautiful creeping Ivy creates an inner-city oasis. Featuring custom made sheer curtains and a recycled hydronic heating unit from Collingwood Technical School. Sustainable housing is great for the environment but also the hip pocket nerve with long term reduced energy costs with an embedded green electricity network with no gas bills means our current owners only spend approximately \$50 per calendar month on electricity bills. The passive design does not require air-conditioning hence reducing heating power bills and the highly efficient heat pumps which power shared hydronic heating and hot water systems reduce power bills. Also the airtight building fabric and energy recovery ventilation systems pre-temper incoming air, thereby reducing heating and cooling loads. Other savings are super-fast, commercial internet connections shared by the whole building for a lower individual cost, access to car-sharing and public transport with the train and tram a short walk away which lessens the need for a private car space. The breathtaking community two part rooftop garden with 360 views provides a strong sense of community where residents meet monthly to nurture the north facing community vegetable garden and harvest vegetables for their own use. The communal laundry with Fisher and Paykel washing machines and eco-friendly detergents is also included and creates a friendly meeting place. The south city view side includes a large community dining table, with an induction cooktop which is rare. The rooftop is a grassed garden with two sandpits for children or grandchildren. With cafes below both featured in Broadsheet, the Brunswick Market also in Florence Street and Sydney Road Cafes, restaurants and shopping moments away, as well as the 19 Tram to the Medical and University Precinct this property, combines sustainable living with the ideal urban village. Awards 2018 David Oppenheim Award for Sustainable Architecture 2018 The National Award for Residential Architecture Multiple Housing 2018 Victoria AIA Melbourne Prize (Joint Winner) 2018 Overend Award for Residential Architecture Multiple Housing 2018 Allan and Beth Coldicutt Award For Sustainable Architecture 2018 INDE Awards (The Multi-Residential Building) 2018 IDEA Awards (Sustainability Award) 2018 Good Design Award for Commercial and Residential Architecture 2018 Houses Awards (Sustainability Award) 2018 Premiers Design Award for Architectural Design 2017 Premiers Sustainability Awards (Built Environment)