

**306/360 Lygon Street, Brunswick East, Vic 3057**

**Sold Apartment**

Thursday, 5 October 2023



306/360 Lygon Street, Brunswick East, Vic 3057

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 70 m2**

**Type: Apartment**



Adriano Persichetti

0396337111

**\$631,000**

\*\*\*SOLD BEFORE AUCTION BY ADRIANO PERSICHETTI - 0402 055 437\*\*\*Acquire a lifestyle rather than merely an address! This superb corner apartment sees the city from an awesome setting where trams stop right by your front door and countless cafes and eateries begin at the ground level of your very own building! Fob entry accesses a fabulous foyer that reflects the flair, the energy and the vibrancy of this 'STRATUS' apartment's light-filled spaces. Living and dining areas featuring full-height windows and stunning CBD sights include clever study zones and an open-plan kitchen complemented by 40mm stone benches and soft closing drawers. A main bedroom with a beautifully appointed ensuite and a second bedroom served by an equally impressive central bathroom provide perfect accommodation in a floorplan that features heating/cooling and efficiently incorporates a European laundry. Number 1 and number 6 tram routes take you through Carlton to the city centre from this landmark property, designed with customary skill by renowned firm MAP Architecture, completed by video security and the convenience of allocated car parking and a storage cage. My Agent Real Estate, a boutique agency offering a high level of service and innovative Real Estate practices to our clients right across Melbourne. Please visit our web site [www.myagentre.com.au](http://www.myagentre.com.au) where you can see all our listings and apply for our properties on line. Please see the below link for an up-to-date copy of the Due Diligence Check List:  
<http://www.consumer.vic.gov.au/duediligencechecklist>DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.