

**306/55 Nicholson Street, Brunswick East, Vic 3057**



**Sold Apartment**

Thursday, 14 September 2023

306/55 Nicholson Street, Brunswick East, Vic 3057

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Contact agent

Expression of Interest - Closing Tuesday, 10th of October at 5pm (Unless sold prior) This two bedroom apartment is situated in Nightingale Brunswick East, a sustainable boutique 38 apartment development by Clarke Hopkins Clarke Architecture with interiors by Breathe Architecture. Housed in one of the country's most ground-breaking developments, NGBE boasts a NatHERS (Nationwide Housing Energy Rating Scheme) rating of 7.5 stars, and is 100 percent fossil fuel-free, with rooftop solar panels powering common areas. The apartment's eastern outlook features breathtaking views of the heritage rooftops of North Fitzroy, to the Florentine-like church views of Rucker's Hill, and out to the Dandenong Ranges. This apartment features high exposed concrete ceilings, two double bedrooms, the master bedroom with study nook and eastern views, recycled wooden flooring throughout, wooden bathroom vanity and hidden storage behind expansive glass mirrors and an oversized walk in shower with bluestone tiled flooring. The expansive living room has floor to ceiling double glazed windows and a sliding door to a large undercover terrace. Not to mention a bespoke in built unit with bar by Sime Nugent and allocated space for your vinyl collection. A separate entry hall also boasts another bespoke unit for coats and shoes. Storage is plentiful in the European laundry with separate sink and shelving. The spacious kitchen boasts generous storage and bespoke shelving perfect for the Master Chef! Including Fisher and Paykel dish drawers, induction cooktop, and electric oven. It is also family sized as you can cook while entertaining your guests in the expansive open plan living/dining room with space for the largest dining table. Crossflow ventilation abounds creating a cooling breeze by opening the front door and balcony door. The second bedroom also features a BIR and two windows with an eastern view and terrace aspect. Sustainable housing is great for the environment and also the hip pocket, with long term reduced energy costs with an embedded green electricity network and no gas bills. The passive design does not require air-conditioning however, a split system is available for multiple hot days reducing power bills, and the highly efficient heat pumps which power shared hydronic heating and hot water systems reduce heating bills. Moreover, heating and hot water bills are included in the body corporate fee. The individual apartment electricity bill is only approximately \$70 per month. Featuring a large storage cage, undercover car space for ultimate convenience, and secure bike storage for more than one bike to suit the avid bike rider. The breathtaking community rooftop garden with 360 views provides a strong sense of community where residents meet to nurture the north facing community vegetable garden and harvest vegetables for their own use. The enormous communal laundry with Fisher and Paykel washing machines creates a friendly meeting place. The rooftop area includes a large community dining table, communal barbeque, and outdoor space which is rare and ideal for entertaining adults and children alike. In time, greenery will overtake Nightingale Brunswick East. Located on the corner of Nicholson and Miller streets in Brunswick East, NGBE has direct access to the 96 tram line to the University and Medical Precinct, CBD and St Kilda, Langdon Reserve, Balfe park and is within walking distance to the Merri Creek trail, all just 5km from Melbourne's CBD. With a cafe below, restaurants and shopping, and local schools moments away this apartment combines sustainable living with the ideal urban village.