

311/9 Village Avenue, Brunswick East, Vic 3057



Unit For Sale

Thursday, 13 June 2024

311/9 Village Avenue, Brunswick East, Vic 3057

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Brad Carlin Smith
1300726082

\$526,500

Spacious One-bedroom, one bathroom, one car space plus study nook with a storage cage in the heart of Brunswick East. Currently tenant till 14/07/24 currently paying \$2,129 PCM going month to month past this date. Proudly on offer, is this sophisticated, spacious, well designed, apartment situated in arguably one of the most highly desired areas in Melbourne, near new East Brunswick Village (EBV). Ideally located just 6km from the Melbourne CBD, you'll make yourself at home in a vibrant village that wears their community heart on their sleeve and brings sustainability to the fore. Blending traditional village living with modern design techniques, everything you'll need will be right at your door with an abundance of outdoor and communal spaces, enviable amenity and state of the art facilities all within easy reach. Downstairs you'll even find a Coles, with many other retailers and restaurants for your convenience. Key features: Private balcony, car park and lock up storage. Open plan layout, with study space full height windows and plenty of natural light. Premium finishes including top of the line European appliances in kitchen. Generous sized bedroom, modern bathroom, and a European laundry. Reverse cycle air conditioning. Average 7.5-star Nationwide House Energy Rating Scheme (NatHERS) achieved. Passive design and energy efficient building systems used throughout. More than 2300m² of communal space for resident's exclusive use (to become available in stages as construction continues in other sections of the site). Rooftops all in use, including vegetable gardens and library. Residents will have access to a tool shed, electric vehicle charging stations & car share facilities, and a curated retail strip with Coles and cafes. ZERO combustible cladding issues. Please contact our Head of Property Sales Brad Carlin-Smith 0466605522 for further enquiries.