

**35/174-176 Victoria Street, Brunswick, Vic 3056**



**Apartment For Sale**

Friday, 1 December 2023

35/174-176 Victoria Street, Brunswick, Vic 3056

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Raphael CalikHouston  
0393833555



Shelby Mihalj  
0393833555

## **Auction \$420,000 - \$460,000**

Raphael Houston proudly presents...Positioned in a highly-prized northern precinct, this two-room domain's illustrious setting includes walking distance to the cultural commons of Sydney Road & Lygon Street. Its low-maintenance priorities are immediately evident in its use of simple design elements which do away with superfluous flourish and instead function quietly and effortlessly. The main living zone is organised around a central heater, with north-facing windows opening onto an elevated balcony. Accommodation comprises two well-sized, shaded bedrooms with BIR sharing a main bathroom with guest access. Final features include separately zoned living & entertaining areas, ample natural light, and a well-appointed kitchen with generous preparation space. Take advantage of walking distance to parks, trams, trains, restaurants, bars, and cafes as you call one of Melbourne's most renowned suburbs 'home'.  
**Highlights**North-facing living zoneIndoor-outdoor spacesWell-appointed kitchenWell-sized bedrooms with BIRShared central bathroomZoned living & entertaining areasLow-maintenance designSimple and comfortable interiorsSought-after lifestyle setting