

**4/16 Lawn Crescent, Braybrook, Vic 3019**



**Sold Apartment**

Friday, 6 October 2023

4/16 Lawn Crescent, Braybrook, Vic 3019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Victor Hsu  
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**\$393,000**

Welcome to a truly exceptional opportunity that seamlessly combines prime location, unparalleled convenience, and a lifestyle defined by effortless maintenance. This recently revitalized 3-bedroom apartment is ready and waiting for you to curate everlasting memories. Whether you're taking your first steps into homeownership, an astute investor in pursuit of value, or seeking to downsize without compromising on quality, this property extends an irresistible invitation. Having undergone recent updates, the meticulously planned floor plan unfolds with a spacious lounge as you enter, leading to three thoughtfully designed bedrooms complete with built-in wardrobes. These are serviced by a pristine central bathroom that incorporates a convenient laundry area and an independent WC. Seamlessly set apart from the sleeping quarters, the residence's open-plan kitchen and dining space is bathed in natural light and comes equipped with gas cooktops, an oven, a dishwasher, and ample storage. Maintaining an ideal climate in the main living areas is effortlessly achieved with the presence of a split-system heating and cooling unit that adapts seamlessly to every season. Additionally, supplementary wall heaters in the living area and two bedrooms contribute to extra coziness during the colder months, prioritizing your comfort above all else. Additional features include titled car spot, blinds/curtains throughout and more. Strategically situated a mere 8km from Melbourne's CBD, this location offers swift access to public transportation with a bus stop at your doorstep. An array of educational options, including Victoria university, zoned Braybrook college, Caroline Chisolm Catholic College as well as the Central West Plaza, Highpoint Shopping Centre, and the eagerly anticipated Footscray Hospital HUB are all within your reach. Whether you're embarking on your homeownership journey or making a savvy addition to your investment portfolio, this property sets an exceptional precedent. Potential rental return: \$400 per week