

**4/25 Holmes Street, Brunswick East, Vic 3057**

**Townhouse For Sale**

Wednesday, 22 November 2023



4/25 Holmes Street, Brunswick East, Vic 3057

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 93 m2**

**Type: Townhouse**



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**EOI: \$845k - \$895k**

Expressions Of Interest Ending Tuesday 12th December 2023 @ 5pm Nestled in the heart of the highly sought-after Brunswick East, this 2-bedroom, 2-bathroom townhouse is all about convenience and lifestyle. Whether you're a first-time homebuyer, a young professional, or an astute investor, this property offers an unbeatable location that caters to everyone's needs. The first thing you'll notice about this home is its prime location. With a vibrant array of restaurants right at your doorstep, you can savour the finest cuisines without traveling far. And when it comes to commuting, you're in luck! A bustling bus and tram hub are just moments away, making city life a breeze. For young families, this townhouse is surrounded by excellent local schools, ensuring a quality education for your children. If you're someone who enjoys green spaces, nearby parklands provide the perfect setting for relaxation and outdoor activities. And let's not forget the convenience of having shops within easy reach for your daily essentials. Investors, take note! This property is an excellent addition to your portfolio, given its prime location and broad appeal. 4/25 Holmes Street is your ticket to the inner-city lifestyle you've always dreamed of. It's time to make this Brunswick East gem your very own. Don't miss out on this fantastic opportunity! Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2022 approx. • Land size of 93m<sup>2</sup> approx. • Building size of 14sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S Bosch appliances including a dishwasher, stone benchtops, breakfast bench with waterfall edging, ample cupboard space, finished with timber flooring • Sizeable open-plan meals & living zone with timber flooring • Study nook at ground level • 2-Bedrooms with robes, carpeted flooring & ensuite each • 2-Bathrooms with shower, single vanity, combined toilet & floor to ceiling tiles • Powder room with single vanity • Laundry with single trough • Reverse split system heating & cooling in all main areas including bedrooms • Additional features include high ceilings, LED lighting, frosted glass, skylights, roller blinds, ample storage areas, black tapware & fittings, timber staircase, plus more • Private courtyard with established gardens, garden beds & lawns. Private tiled balcony off living area • Single remote garage with rear & internal access • Potential Rental: \$680 - \$720 p/w approx.

**THE AREA:** • Walk to Sydney Rd & Lygon St café & shopping strips. Moreland Train station & bus hub • Surrounded by parks, reserves & local schools • Only 8km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under City of Merri-Bek - General Residential Zone

**THE CLINCHER:** • 2-bed with a bathroom each in an unbeatable location • Everything at your doorstep - What a BONUS!

**THE TERMS:** • Deposit of 10% • Settlement of 30/45/60 days Secure your INSPECTION Today by using our booking calendar via the REQUEST INSPECTION button... \*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

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