

**4/40 Brunswick Road, Brunswick East, Vic 3057**



**Unit For Sale**

Thursday, 25 January 2024

4/40 Brunswick Road, Brunswick East, Vic 3057

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



David Sanguinedo  
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Gus Izzo  
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**\$580,000 - \$630,000**

At the rear of a perfectly private block of 4 boutique apartments, this first-floor home of light-filled living spaces and contemporary tastes is sure to impress. Bordering the colourful and convenient locale of Carlton North, look no further for low-maintenance living, close to entertainment, transport, and parklands. Boasting large, east-west cross-ventilating windows that fill the home with natural light, the property comprises a generous, open plan living area with split system aircon that adjoins the charming kitchen of stainless-steel appliances, electric cooktop, and tiled splashback. Meanwhile, isolated toward the front of the home for privacy, the two sizeable bedrooms, including primary with built-in robe and split system, are serviced by the stylish, minimalist bathroom with shower-over-bath, laundry provisions, and built-in shelving and separate WC. Also featured are off-street parking via remote roller door on Canning Street, and secure storage shed. Occupying a premium location surrounded by amenities, the property is within walking distance of Barkly Square and Rathdowne Village, Lygon and Nicholson Street trams with direct CBD access, and the Park Street Reserve and Inner Circle Rail Trail. In conjunction with Younger Hill Advocacy