

**408/216 Albion Street, Brunswick, Vic 3056**



**Apartment For Sale**

Thursday, 18 April 2024

408/216 Albion Street, Brunswick, Vic 3056

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Lisa Roberts  
0393471170

**\$840,000 - \$870,000**

Expressions of Interest - Closing Tuesday, 7th of May at 6pm (unless sold prior) Immerse yourself in the pinnacle of eco-conscious living with this modern apartment in the sought-after Nightingale Anstey complex, perfectly located for an interconnected lifestyle on the fringe of the city centre. The interiors channel an industrial aesthetic with recycled floorboards, concrete ceilings and exposed pipes that inject a distinctive warehouse vibe to the radiant open-plan living and dining room. The decked balcony, with its partial enclosure, provides an extension of the living space, akin to an extra room with panoramic sky views and a garden bed, blending the comfort of year-round indoor living with the allure of the outdoors. The intelligent design integrates a study area, complete with a fitted desk and abundant storage, streamlining work-from-home ease. A side hallway guides you to two robed bedrooms neighbouring a bathroom showcasing a sink bowl mounted on a floating vanity, and terrazzo marble floor tiles mirroring the fully equipped kitchen's stylish benchtops and splashbacks. Energy efficiency is a hallmark of this complex, with an impressive NatHERS rating, double-glazed windows, and innovative features like rainwater harvesting and solar panels. These green initiatives assure a lifestyle of comfort paired with reduced energy bills, supported by the building's shared internet service and easy access to car-sharing and public transport. The rooftop garden is a community treasure, offering expansive views towards the city, a place to barbeque, and even a bath house for a tranquil escape from the everyday. Downstairs, the availability of a guest unit and an environmentally considerate laundry facility add to the convenient and community-focused lifestyle. Revel in a neighbourhood rich with conveniences, including Sydney Road's diverse shopping experience, Florence Street's cafés, Brunswick market's enticing fresh produce, Anstey Station, the #19 tram to universities and hospitals, Brunswick Park, and the local dining scene catering to every taste.