

410/1 Lygon Street, Brunswick, Vic 3056



Apartment For Sale

Friday, 17 May 2024

410/1 Lygon Street, Brunswick, Vic 3056

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Adam Hicks  
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Robert Gennari  
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## **EOI- \$390,000 to \$405,000**

CLADDING RECTIFICATION COMPLETE - BUILDING NOTICE Situated in the "One Lygon" complex, this contemporary fourth floor apartment will impress with its style, simplicity and easy low maintenance lifestyle, ideally suited for a discerning owner-occupier or property investor. (Current Market Rental \$450 per week) Boasting impeccable finishes and elegant styling, this open, spacious one bedroom apartment is sure to impress. Flooded with natural light with one large bedroom and study nook with built in large robes; luxury bathroom with a discrete Euro-laundry; with open plan living and dining. The well-equipped black tiled kitchen includes ample cupboard and bench space, induction stovetop and quality appliances and leads onto a generous sunlit covered balcony with an eastern outlook. Modern and contemporary inclusions consist of electric panel heating; Daicon split system heating and cooling; 'black magic' carpeted flooring; video intercom entry access; and one secure car space and dedicated storage cage. A meticulously maintained foyer is the entry point to access a newly refurbished rooftop terrace with picturesque city views, featuring a communal dining room and barbecue facilities, for entertaining family and friends. The property is ideally positioned for access to Princes Park, Bike paths, Lygon Street eateries, Rathdowne Village, Universities, Hospitals and CBD bound trams. An ideal city edge lifestyle location.