

**501/9 Village Avenue, Brunswick East, Vic 3057**



**Apartment For Sale**

Monday, 13 May 2024

501/9 Village Avenue, Brunswick East, Vic 3057

**Bedrooms: 2**

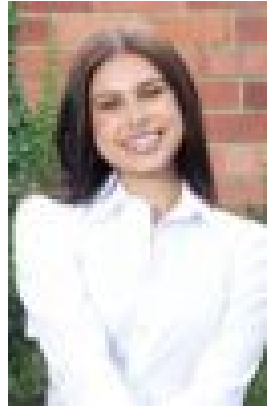
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jake Eisen



Taylor Wardle  
0451847391

**\$770,000 - \$810,000**

A mere six kilometres away from the bustling Melbourne CBD, your doorstep opens to the vibrant East Brunswick Village neighbourhood bursting with potential - envision lush parks, trendy bars, mouth-watering restaurants, cosy cafes and a tight-knit community, all nestled in one of the inner north's most unique and lively areas. Picture waking up to the glorious morning sun in this top floor, east facing, two-bedroom, two-bathroom apartment. Step out onto a timber deck leading to a spacious balcony where you can enjoy your privacy, perfect for your morning coffee. Both bedrooms come with built-in robes, while the master boasts an ensuite and balcony access. And don't miss the unique designer bathroom with a relaxing bathtub. The open-plan living and dining area features a massive island bench, perfect for cooking up a storm or hosting a fun gathering. You'll also find 2.7m high ceilings, double glazing, pull-out pantry, integrated dishwasher, caesarstone bench tops, floorboards, reverse cycle split system heating/cooling, secure parking with generous storage enclosure and secure communal bicycle storage. Plus, fancy an upgraded intercom with Wi-Fi? You can now control access through a nifty phone app! Living at East Brunswick Village: • More than 2300m<sup>2</sup> of communal open landscaped spaces • Market-style Coles • Tree-lined laneways • Rooftop gardens featuring apiary, children's playground and herb and vegetable gardens • Bakery & Café • Library • Tool shed in the basement • Electric car charging • Bluestone Way with its own microbrewery, boutique cinema and restaurants Coming Soon at East Brunswick Village: • Gym and medical centre, just to name a few! Sustainable design principles: • Average 7.5-star Nationwide House Energy Rating Scheme (NatHERS) achieved • Passive design and energy efficient building systems used throughout • Double glazing for energy efficiency and thermal and acoustic comfort • Solar system installed on the roof of each building • Smart metering enables residents to accurately monitor energy and hot water consumption Do not miss out on your chance to be a part of East Brunswick Village. Get in touch with Eisen Property to secure your appointment today!