

**515/8 Lygon Street, Brunswick East, Vic 3057**

**Nelson Alexander**

**Apartment For Sale**

Thursday, 11 April 2024

515/8 Lygon Street, Brunswick East, Vic 3057

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Josh Kalender  
0481712558



Alex Edwards  
0419547063

## **Private Sale \$489,000**

Presenting a brilliant inner-city lifestyle or investment opportunity, this fifth-floor apartment is certain to make an instant impression thanks to its creative design elements, uninterrupted city views, quality inclusions and close proximity to everything that counts. Corner-positioned for an abundance of natural light, the on-trend interior comprises two bedrooms (larger master) both with built-in robes and serviced by a deluxe bathroom with premium fittings, frameless rain-head shower and floor-to-ceiling tiles. Add to this a generous open-plan living/meals area accompanied by a sleek stone-bench kitchen complete with Asko cooking appliances and integrated dishwasher. Other stand-out features include split-system heating and cooling, stylish engineered timber flooring, study alcove (second bedroom), double-glazed windows and concealed laundry facilities. Complementing the home's impressive interior is a sizeable undercover balcony with elevated outlook, plus lift to secure foyer with fob entry, lower-level parking space and storage cage, as well as a delightful rooftop residents' garden to enjoy. Centrally positioned, the area's key lifestyle attractions are all quite literally at your doorstep including an array of shops, cafes, bars and restaurants, Linear Park Reserve and the Inner-Circle Rail Trail, as well as trams to university/hospital precincts and the CBD.