

**6/363B Lygon Street, Brunswick East, Vic 3057**

**Nelson Alexander**

**Townhouse For Sale**

Friday, 24 May 2024

6/363B Lygon Street, Brunswick East, Vic 3057

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Carl Sacco  
0404468258



Maulik Patel  
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## **EOI \$1,400,000 - \$1,540,000**

Parkside perfection with revealing rooftop views Set at the rear (1 of only 6) in a boutique block adjacent to Anderson Park, this extraordinary townhouse delivers a lifestyle of executive excellence with its family proportions (30+ squares), first-class features and brilliant rooftop space to enjoy. Across three remarkable levels, the home's spacious interior showcases three main bedrooms (master with WIR and deluxe ensuite) and study/4BR, along with a stylish central bathroom and guest powder room (3rd WC). Expansive living and dining areas add to the allure and are both complemented by a stone-bench kitchen complete with soft-close drawers, ample cupboard space and quality European appliances. Head upstairs to discover the huge rooftop terrace ideal for relaxing or entertaining while taking in the uninterrupted city views. Other highlights of the home include a rear balcony overlooking the park, split-system heating/cooling and additional gas-stone fireplace (living area), along with new carpets, large laundry and excellent storage options. Rounding out this amazing lifestyle package is a private courtyard with direct access to the park and remote-control double garage with internal entry. Enviably positioned with immediate access to the area's key attractions including shops, cafes, bars and restaurants, along with local schools, kinder/childcare facilities and trams to university/hospital precincts and the CBD.