

**6/678 Lygon Street, Carlton North, Vic 3054**

**Sold Apartment**

Friday, 11 August 2023

6/678 Lygon Street, Carlton North, Vic 3054

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Anthony Young  
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Richard Simpson

**\$620,000**

This classic, solid ground floor apartment offers city fringe living less than 3kms from the CBD, just minutes from Melbourne University, the vibrant Rathdowne Village, Lygon Street shops and with a tram to the city at your doorstep. Positioned in a quiet, tightly held block it boasts a sunny northern orientation. Comfortably presented and ready to occupy but offering potential to add value at a later time. With two, bright, good-sized bedrooms each with floor to ceiling built in robes, serviced by a large central bathroom with stand-alone shower and bath, a separate toilet and its own private laundry space. Enjoy a separate modernized kitchen and a spacious living/dining room opening to a small paved patio with garden views. Freshly painted, the apartment also features brand new floor coverings, gas cooking, electric wall heater, plenty of cupboard space and NBN connection. Bike and walking track options are plentiful, Princes Park and its green spaces are a short walk away. In addition to being eligible for two street parking permits, residents may apply to the Owners Corporation for access to an off-street parking space. Ideal for first home buyers, investors or anyone seeking an outstandingly convenient Carlton North location.