

**602/216 Albion Street, Brunswick, Vic 3056**



**Apartment For Sale**

Thursday, 18 April 2024

602/216 Albion Street, Brunswick, Vic 3056

**Bedrooms: 3**

**Bathrooms: 1**

**Type: Apartment**



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## \$1,000,000 - \$1,060,000

Expressions of Interest - Closing Tuesday, 21st of May at 6pm (unless sold prior) Situated in the newly completed Nightingale Anstey sustainable 23 apartment development by Breathe Architecture this three bedroom apartment may be in one of the country's most sustainable buildings. The groundbreaking development boasts a NatHERS (Nationwide Housing Energy Rating Scheme) rating of 8.9 stars with an apartment rating of 9.3 stars, has 100 percent green energy, and utilises rainwater harvesting that is used in irrigation and common-area toilets. The fossil fuel-free building operations and features such as rainwater collection and solar roof panels. The latter powering common areas and also feeds electricity back into the grid. This north facing apartment features high exposed 2.7 metre concrete ceilings, three double bedrooms with floor to ceiling BIRs, wooden flooring throughout, brass fittings, wood bathroom vanity with bespoke sink and walk in shower. The kitchen with long terrazzo kitchen bench top and bespoke island features low emission cabinetry, brass door handles, tapware and accessories, pull out pantry with additional pantry cupboards, two integrated Fisher and Paykel dish draws and an induction cooktop and an electric oven is family sized. Bespoke apartment features include light dimmers to all rooms, bedrooms with block out roller blinds. Crossflow ventilation abounds creating a cooling breeze with double Binq glazed sliding door to the expansive terrace and second bedroom and third bedroom south facing windows combined with ceiling fans throughout. A rare third bedroom has a north facing aspect. All bedrooms have floor to ceiling BIRs with ample storage for family or downsizer alike. The oversized north facing balcony creates an inner-city oasis with expansive northern views to Mount Macedon with power for an electric BBQ, the ideal alfresco setting for entertaining. Sustainable housing is great for the environment but also the hip pocket nerve with long term reduced energy costs with an embedded green electricity network with no gas bills means our current owners only spend a little per calendar month on electricity bills due to the fifth floor position with ample windows highlights the passive design bringing in natural light without the need for light usage during daylight hours. The passive design does not require air-conditioning hence reducing heating power bills and the highly efficient heat pumps that power shared green energy run hydronic heating and hot water systems reduce power bills. Also the airtight building fabric and energy recovery ventilation systems pre-temper incoming air, thereby reducing heating and cooling loads. Other savings are super-fast, commercial internet connections shared by the whole building for a lower individual cost, access to car-sharing, and public transport with the train and tram a short walk away which lessens the need for a private car space. The breathtaking community rooftop garden with 360 views provides a strong sense of community where residents meet and features a dining area, electric BBQ, productive garden planters, and the rare, relaxing rooftop bath house with bath and shower where you could be in a spa resort. Especially as there is a one bedroom guest unit available on the ground floor for resident guest bookings. The communal laundry with Fisher and Paykel washing machines and eco-friendly detergents is also included and creates a friendly meeting place. With cafes a short stroll away featured In Broadsheet, the Brunswick Market also in Florence Street and Sydney Road Cafes, restaurants and shopping moments away, as well as the 19 Tram to the Medical and University Precinct this property, combines sustainable living with the ideal urban village.