

**607/8 Lygon Street, Brunswick East, Vic 3057**

**Nelson Alexander**

**Apartment For Sale**

Friday, 26 April 2024

607/8 Lygon Street, Brunswick East, Vic 3057

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Lachlan Sutton  
0393791313



Patrick Tilli  
0393791313

## **Private Sale \$698,000**

As one door closes due to relocation another opens. Adjacent to parkland with views to the city and beyond that will never be built out, this sixth-floor apartment presents a wonderfully unique inner-city lifestyle or investment opportunity. Corner-positioned for an abundance of natural light, the home itself boasts an entrance hallway accessing two bedrooms (large main) both with built-in robes serviced by a deluxe ensuite and equally-stylish central bathroom. Add to this a versatile open-plan living/meals area accompanied by a superb stone-bench kitchen complete with built-in breakfast bar and a full suite of Asko appliances (oven, gas cooktop, rangehood and integrated dishwasher). Other stand-out features include Daikin split-system heating and cooling, study alcove (main bedroom), double-glazed windows all-round and European-style laundry facilities, as well as floor-to-ceiling tiles, premium fittings and frameless rain-head showers to both bathrooms. Complementing the home's refined interior is a fully-undercover corner balcony to relax or entertain while enjoying the simply spectacular 180-degree city views, plus lift to secure foyer with fob entry, residents' garden, lower-level parking space and storage cage. 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.