

**609/240-250 Lygon Street, Brunswick East, Vic 3057 –**

Rata & Co.

**Unit For Sale**

Saturday, 11 May 2024

609/240-250 Lygon Street, Brunswick East, Vic 3057

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Joel Viavattene

0448151014

## ESR \$595,000 - \$635,000

Capturing the essence of metropolitan living, this executive apartment is poised for a lifestyle of comfort and convenience. Offering peacefulness that is perfectly reflected within the property's interior and neutral tones. Offering a calming introduction to this light filled haven. Large picture windows invite an abundant of natural light, highlighting its breathtaking views. Central to the home, be immersed in the contemporary kitchen dressed in stone benchtops, stainless steel appliances, integrated dishwasher and ample cupboard space which overlooks the family and dining area. Slipping out to the large terrace, perfect for entertaining on summer nights while overlooking the city scape! Accommodation comprises two robed large bedrooms, plus a fully fitted main bathroom. The master-bedroom offers your very own designated balcony, designer en-suite tiled from floor to ceiling with high end fixtures & fittings. An abundance of features to complement this home are heating and cooling via split system, basement car park & storage, blinds on all windows, European laundry, intercom, oven, cooktop, secure entry, car space and storage cage on title. Plus, enjoy the communal BBQ area. Combine all of this with picturesque parks and reserves in a highly sought after area in the heart of Brunswick East only 4.3km from the CBD. Close proximity to local Schools, Lygon St restaurants and shops & walking distance to the Tram. You can be rest assured that this sparkling home is the one for you, look no further and inspect today! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.