

**723A Park Street, Brunswick, Vic 3056**

**House For Sale**

Wednesday, 17 April 2024

723A Park Street, Brunswick, Vic 3056

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jason Sharpe  
0438847700



Vicki Sunbul  
0393441000

**\$1,950,000 - \$2,145,000**

Set right on Royal Park on the border of Parkville, this immaculate four-bedroom residence showcases clever contemporary design, abundant natural light and quiet luxury across three storeys. With Sydney Road cafés, Barkly Square and walking trails at your door, it serves as a perfect lifestyle base on the edge of downtown Melbourne. Flowing over gorgeous pale floorboards, the flexible open ground-floor layout moves through discrete potential spaces for formal lounge, home office and family living/meals. The chef-ready kitchen sparkles with deluxe Neff appliances, sleek cupboards and contrasting benches. Step out to the rear courtyard garden to play host or relaxing with a BBQ and alfresco dining area. The first floor finds three spacious BIR bedrooms surrounding an immaculately-tiled central bathroom, with the largest bedroom opening onto a sunkissed treetop terrace. And the penthouse second level hosts a primary suite with a private retreat and balcony, plus a grand bathroom with shower and dual sinks. Additional highlights include separate laundry, powder room, light courtyard, ducted central heating/cooling, ROW double garage. The unbeatable locale finds Royal Park, Princes Park and Upfield Bike Path at your door, with trams, trains, cafés, restaurants, Sydney Road, Barkly Square, Melbourne Zoo and so much more an easy walk away. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.