

8/399-401 Albion Street, Brunswick West, Vic 3055



## Townhouse For Sale

Tuesday, 26 March 2024

8/399-401 Albion Street, Brunswick West, Vic 3055

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Ben Calcagno  
0393501155



Steven Eid  
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**\$750,000-\$790,000**

Nestled within a secluded cul-de-sac, this townhouse epitomizes executive living, offering a serene retreat with unparalleled inner-urban convenience. Featuring two spacious double bedrooms complemented by a private, sun-drenched courtyard, a central downstairs bathroom with a full-size tub and European laundry, an expansive open-plan living area flooded with natural light, and a sizeable entertainers' terrace along with a separate powder room for added convenience. Immaculately appointed kitchen boasting stainless steel cooking appliances and sleek stone benchtops ensures culinary excellence. Enjoy year-round comfort with central heating and cooling, elegant hardwood floors, and built-in robes in all bedrooms. A secure lockup garage and under-stair storeroom provide practicality. Situated in a vibrant locale, this residence offers easy access to a plethora of amenities, including the nearby 58 tram, Union Square shopping precinct, and renowned dining establishments along Sydney Road. Families will appreciate the proximity to Brunswick North Primary School and North West Brunswick Kindergarten, while professionals benefit from swift access to universities, the Parkville Medical Precinct, CBD, Melbourne Airport, and CityLink. Bathed in natural light with towering raked ceilings, this unique townhome provides a tranquil oasis complemented by leafy vistas, enhancing its allure within this sought-after location. Don't miss your chance to experience the perfect blend of sophistication and lifestyle. Join us at one of our upcoming inspections to discover the essence of contemporary urban living.