

**8/441 Brunswick Road, Brunswick West, VIC, 3055**

 HARVEY KALKA Rata & Co

**Sold Apartment**

Thursday, 20 July 2023

8/441 Brunswick Road, Brunswick West, VIC, 3055

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Inner-Urban Lifestyle!<sup>2</sup>

As far as locations goes, you won't ever have to drive again with everything just right at your fingertips. A winning choice for first-home buyers and savvy investors alike, this upstairs apartment is set to impress with its excellent presentation. Natural light filtering through all directions and tastefully updated with floorboards throughout plus the open plan makes this the ideal place to call me home. Light filled and open plan in design, the contemporary kitchen consists of a gas stove top, dishwasher, and ample cupboard space. The large bedroom boasting in space equipped with a built-in robe adjoining the large en-suite.

The nearby Union Square Shopping Centre on Grantham Road just around the corner covers all your shopping bases, while Sydney Road will be a highlight for bar hoppers or those looking for a quiet pub meal on the weekend. You're not short of scenic parks close by which include Gilpin Park, Temple Park, and Western Oval, while you're also near Swinburne University, trams, Jewell Station, and Citylink.

Enjoy the outdoors strolling around local cafes, reputable schools, and shops. Don't miss out on this amazing opportunity inspections will not disappoint!

### PHOTO ID REQUIRED

Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

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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.