

**102/31 Napoleon Street, Collingwood, Vic 3066**



**Apartment For Sale**

Sunday, 23 June 2024

102/31 Napoleon Street, Collingwood, Vic 3066

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Gus Izzo

0434006209

**\$400,000 - \$440,000**

For Sale by Expressions of Interest closing Tuesday 16th July at 5:00pm Satisfying the needs of lifestyle enthusiasts, city professionals and investors alike, this contemporary one bedroom plus study/office apartment presents lockup and leave convenience just minutes to iconic Brunswick St and Smith St attractions. Poised within the historical Foy and Gibson precinct and part of the boutique 'Oxley' complex, the property has been designed in favour of flexible space with low-maintenance upkeep. Open plan, the versatile family/meals domain connects to an entertainer's balcony starring leafy green vistas. Meanwhile, the easy to navigate kitchen is fully equipped in quality s/s Ariston appliances including dishwasher, stone surfaces and great use of cabinetry. You can also prioritise working from home with the full-size office/study, a rare find in a home like this one. Additionally, you can achieve a work life balance as you relax amidst the communal garden sanctuary/BBQ area. Further extras comprise BIRs, hotel-inspired bathroom with European laundry and heat/cooling split system. Complete with intercom, lift access and secure off-street-parking. Delivering immediate comfort alongside inner-north vibrancy less than 3km to our exuberant city centre, this opportunity cannot be missed. Moments to renowned eateries/wine bars/pubs, trendy retail and artist markets. Close to urban parkland, trams and Collingwood Station. With quick admission to Melbourne Museum, the Eastern Freeway and the university/hospital district. In conjunction with Performance Vendor Advocates.