

**2/16 Lawn Crescent, Braybrook, Vic 3019**



**Apartment For Sale**

Sunday, 23 June 2024

2/16 Lawn Crescent, Braybrook, Vic 3019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$390,000 - \$425,000**

Three bedroom apartments are rare. One of only six in its solid double brick building, this outstanding example offers desirable style and leafy outlooks through double glazed windows from an ideal ground floor setting. A large dining area/ lounge featuring timber floors is complemented by an equally inviting kitchen equipped with stainless steel appliances, ample storage and distinctive black tiled splashbacks. The three bedrooms, each with built-in robes, all immediately appealing, share the well-maintained central bathroom of an apartment providing perfect move in readiness. Hugely spacious compared to so many modern apartments at some 85m<sup>2</sup>, this ideal property, with on title off street parking, is set on a communal block abundant with olive trees, fruit trees and birds. A motivated Body Corporate creates potential for community gardens, bike storage etc or investors can relax and enjoy an exceptional rental return. Close to Central West shopping, Braybrook Shopping, Derrimut Gym, Highpoint, schools, transport options and great cafes/restuarants in the rapidly evolving environs of Braybrook, only 11kms for Melbourne's CBD.