

**G7/77 Nicholson Street, Brunswick East, Vic 3057**



**Sold Townhouse**

Friday, 3 November 2023

**G7/77 Nicholson Street, Brunswick East, Vic 3057**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Contact agent

A superb opportunity, this coveted light-filled townhouse delivers sustainability, lifestyle and community, with views overlooking Balfe Park. Set in the award-winning and tightly held 'Kerstin Thompson' architecturally designed Balfe Park Lane development, you can step straight out onto your 'big front yard'. Sun drenched throughout, the open plan lounge, dining and kitchen seamlessly extend out to a serene outdoor terrace - the perfect place for entertaining or simply relaxing all year round. Privately zoned upstairs are two sizable bedrooms with built in robes and beautiful big windows to enjoy the tranquil vistas. Appointed with a luxe bathroom, Euro laundry, Smeg appliances, downstairs powder room, storage cage and car space. Perfectly positioned in the sustainably designed building, with a 7 plus NatHERS rating and wonderful communal spaces - rooftop garden and barbeque area with 360-degree city views and access to 'The Hub' for workspace or entertaining, bike storage and rainwater harvesting. Boasting a premium location, a short stroll to Brunswick East village, Lygon, Rathdowne, and Brunswick Street bars, eateries and shopping, Merri Creek, Edinburgh Gardens, Princes Park, Ceres and the 96 tram. Inviting endless lifestyle advantages, this exciting property will greatly appeal to first homebuyers, downsizers, professionals and investors. In conjunction with The Next Chapter - Tom Hirini M: 0481 192 060 E: [tom@thenextchapter.com.au](mailto:tom@thenextchapter.com.au)