

**UG02/9 Duckett Street, Brunswick, Vic 3056**

**Raine&Horne.**

**Apartment For Sale**

Wednesday, 28 February 2024

UG02/9 Duckett Street, Brunswick, Vic 3056

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



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**\$569,000**

Superbly positioned upper ground floor apartment in "Leftfield" as part of the renowned Nightingale development. This is the second apartment to be offered in this tightly held building. Situated in the Nightingale Village Leftfield is a 27 apartment development by renowned Kennedy Nolan. This approximately 58 sqm one bedroom apartment may be in one of the country's most sustainable precincts. The groundbreaking development boasts a NatHERS (Nationwide Housing Energy Rating Scheme) rating of 7.5 stars, is 100 percent fossil fuel free, and utilises rainwater harvesting that is used in irrigation and common-area toilets. The fossil fuel-free building features such sustainable building materials and solar roof panels. The latter powering common areas and also feeding electricity back into the grid. One of only four on the upper ground level, the apartment enjoys brilliant north west views and takes in a sunny northerly aspect as well. Including a wide and usable terrace off the living room, this stunning apartment offers a warm, organic architectural theme that is inviting and enliven the senses. This north facing apartment features high ceilings, double bedroom with floor to ceiling BIRs, wooden flooring throughout, bathroom with bespoke sink, brass tap ware, wall to wall tiling and a walk-in shower. The long kitchen with generous storage, extra wide benchtop, considered shelving, bespoke low emission cabinetry, pantry, Fisher and Paykel dish draw and an induction cooktop, and an electric oven is a generous size with excellent passive light and Kennedy Nolan's famous colour scheme. Crossflow ventilation abounds creating a cooling breeze with the opening of Northerly balcony, double glazed door. The impressive master bedroom also features a bright South facing aspect that benefits from cross flow ventilation with a large, double glazed window. Sustainable housing is great for the environment but also the hip pocket nerve with long term reduced energy costs with an embedded green electricity network with no gas bills means our current owners only spend approximately \$60 per calendar month on electricity bills. The passive design does not require air-conditioning however, there are multiple fans installed for those few continuous hot days in summer, hence reducing heating power bills and the highly efficient heat pumps which power shared hydronic heating and hot water systems reduce power bills. Other savings are super-fast, commercial internet connections shared by the whole building for a lower individual cost, access to car-sharing and public transport with the train and tram a short walk away which lessens the need for a private car space. The breathtaking community rooftop garden designed by Amanda Oliver with 180 views provides a strong sense of community where residents meet to nurture the north facing community garden. The communal laundry with Fisher and Paykel washing machines and eco-friendly detergents is also included and creates a friendly meeting place. The round decked area with considered seating, dining table with chairs, small stage and an induction cooktop is a design feat. With IMA cafe and food store below and other nearby cafes featured In Broadsheet, the Brunswick Market in Florence Street and Sydney Road Cafes, restaurants and shopping moments away, as well as the 19 Tram and Train to the CBD, Medical and University Precinct this property, combines sustainable living with the ideal urban village.