

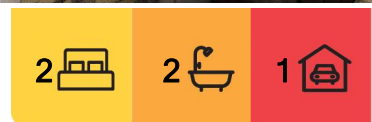
Brunswick East, 117/8 Lygon Street

Space, style, and stunning Lygon Street convenience

Perfectly located just 3.5km from the CBD and 1.8km from the University of Melbourne, this exquisite two-bedroom apartment offers a chic urban lifestyle with a vibrant cafe scene at your doorstep and convenient tram access.

This sophisticated ground-floor unit boasts high-quality finishes throughout. The main living area is graced with air conditioning, stunning timber floors, and a contemporary black-framed sliding door that opens onto a paved courtyard. This outdoor space provides a serene setting for relaxation, dining, or entertaining guests.

The apartment is intelligently designed to optimize space and features a well-



For Sale

Private Sale: \$500,000 - \$550,000

View

ljhooker.com.au/11RHWN

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appointed kitchen with ample cabinetry, a gas cooktop, and premium appliances. Preparing meals is a pleasure on the spacious stone-top island bar, complemented by an attractive overhead display cabinet that adds both style and functionality.

The master bedroom boasts an additional mirrored built-in robe for added convenience, and an ensuite bathroom offers spaciousness and comfort. The fully tiled main bathroom showcases a generous mirrored vanity and a luxurious rain shower head. Additionally, there's a separate European laundry for your convenience.

Residents have access to a range of building amenities. Security is ensured with an intercom entry system and a secure lobby. Moreover, there's a rooftop entertainment area that offers unobstructed city views.

This location offers an exceptional lifestyle, with The Capital City Bicycle Trail just across the street, providing easy access to a selection of recreational parks and gardens. You'll also find East Brunswick's renowned restaurants just a short stroll away. What's not to love!

Disclaimer: While we have made every effort to ensure the accuracy of the information provided, we accept no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements in this document. Prospective buyers are encouraged to conduct their own inquiries to verify the information contained herein. For a comprehensive due diligence checklist, please refer to Consumer Affairs by clicking on the following link: [Consumer Affairs Due Diligence Checklist](#).

More About this Property

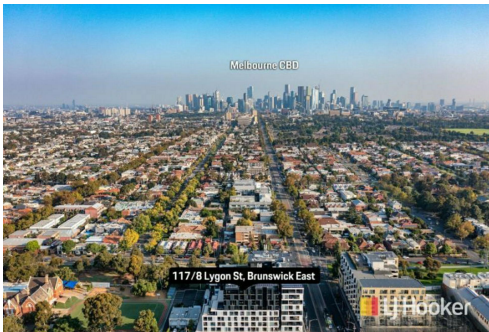
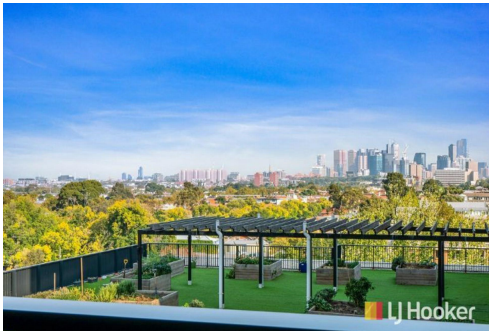
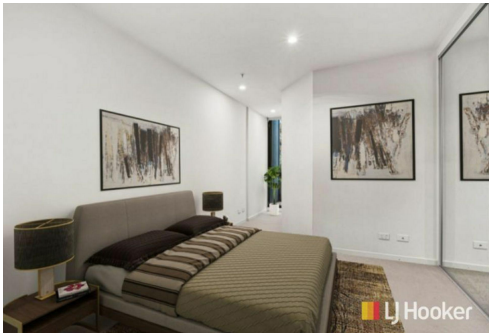
Property ID	11RHWN
Property Type	Apartment
House Size	70 m²

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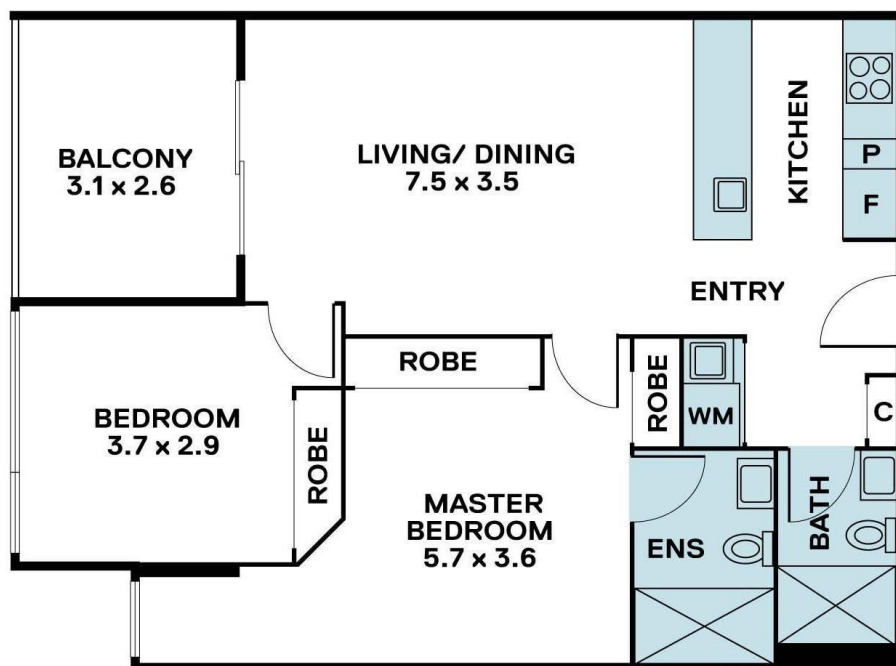
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