



223/8 Lygon Street BRUNSWICK EAST, VIC

 1.5  1  1

## Stunning 1 Bed 1 Study Modern Apartment

This one bedroom one study apartment is situated in the 8 Lygon, the stylish and modern building in close vicinity to a vast range of cafe and dining hubs.

### Features Include:

- Bedroom with mirrored built in robes
- Kitchen with gas stainless steel appliances and integrated dishwasher
- Floorboards to the main living areas
- Split system heating and cooling
- European laundry
- Built in Study area and kitchen

Perfectly positioned only 3.5km to the City, being only a short tram ride along Lygon Stre



**Melplex Real Estate**

APT: 1.21\*, 1.24\*, 2.20\*, 2.23\*, 3.20\*, 4.19\*  
5.14\*, 6.14, 7.14

Total Area	54.0 m <sup>2</sup>
Int Area	46.0 m <sup>2</sup>
Ext Area	8.0 m <sup>2</sup>

APT: 1.22, 1.23\*, 2.21, 2.22\*, 3.21, 3.22\*, 4.20

Total Area	53.5 m <sup>2</sup>
Int Area	45.5 m <sup>2</sup>
Ext Area	8.0 m <sup>2</sup>

