

304/8 Lygon Street BRUNSWICK EAST, VIC

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## Spacious Living At The Gateway of The City

Exclusively located at the gateway between City and the trendy Brunswick East, this new apartment will offer a fantastic modern lifestyle and great convenience for all its future owners or investors.

Located on Level 3, with a generous 70sqm in total size (approximately), it comprises an open living area, well-appointed Euro kitchen with stone bench top, two bedrooms, main with ensuite and BIRs, a separate bedroom/study with wardrobe and a good-sized balcony and Euro laundry.

### Features:

- ?Rooftop communal garden with pond, barbeque, seating area and kitchen
- ?Ground floor retail space
- ?High quality internal finishes including timber floors, stone benchtops and Asko appliances



**Melplex Real Estate Gerry Wang**

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APT: 5.03, 5.04\*, 5.05, 5.06, 6.05, 6.06,  
7.05, 7.06 / 6.03, 6.04\*, 7.03, 7.04\*, 8.03,  
8.04\*, 8.05

Total Area 72.0/71.5 m<sup>2</sup>

Int. Area 64.0 m<sup>2</sup>

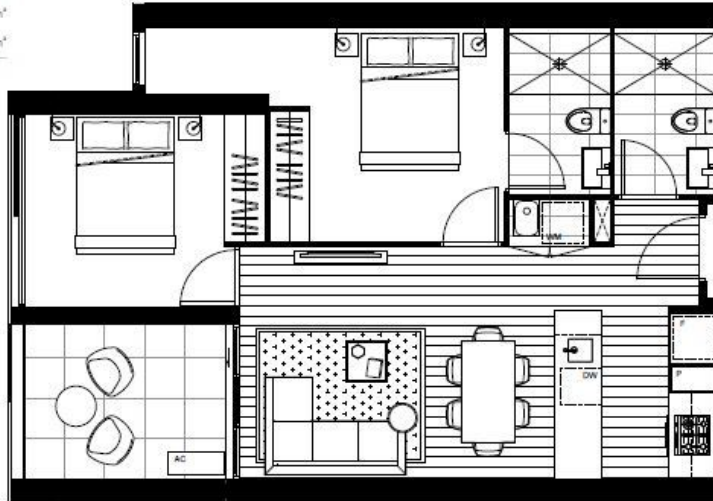
Ext. Area 8.0/7.5 m<sup>2</sup>

APT: 1.03, 1.04\*, 1.05, 1.06, 2.03, 2.04\*,  
2.05, 2.06, 3.03, 3.04\*, 3.05, 3.06, 4.03,  
4.04\*, 4.05, 4.06

Total Area 72.5 m<sup>2</sup>

Int. Area 64.5 m<sup>2</sup>

Ext. Area 8.0 m<sup>2</sup>



Excess of windows may also. Refer to overall floor plans for locations.  
\*Bedroom plan is mirrored

