

\$550,000 - \$600,000 | 🏠 2 🚪 1

📍 27/35 Lytton Street CARLTON VIC



\$550,000 - \$600,000 |  2  1



 27/35 Lytton Street CARLTON VIC

Spacious inner-city gem

Set to perfection on the second floor of a tightly held complex, this beautifully balanced 2-bedroom apartment is a captivating showcase of character-rich style over two light-filled levels.

Discover spacious open plan living and dining, framed by large picture windows directing eastern sunlight to every far-reaching corner. A dual-sided kitchen boasts a breakfast bar, twin sinks and comes well equipped with quality stainless-steel appliances including a wall oven and a 4-burner gas cooktop.

Freshened up with brand-new carpet, paint and roller blinds throughout, special features include a separate laundry, split-system heating/cooling and the welcome addition of side-by-side undercover parking for 2 cars.

- 2 roomy and bright bedrooms with extensive built-in robes
- Central bathroom with a bathtub, fully tiled walk-in shower and mirrored cabinetry
- Separate WC
- Storage solutions
- Intercom entry
- Zoned to Carlton Primary School and University High School

Moments from Lygon Street restaurants, Melbourne University, Cinema Nova, neighbourhood cafes and city-bound trams, this apartment combines the best of inner-city living with an opportunity to explore Royal and Princes Parks. Embrace a sound investment, spacious first home or a peaceful downsizing option.

For more information, please contact Anthony Inglese today.

3 x LITTLE THINGS WE LOVE

1. University of Melbourne
Moments from a world-class education
2. Royal and Princes Parks
Walk to acres and acres of greenery
3. Lygon Street
Iconic dining strip with alfresco allure

Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy

Auction date

Saturday 28 October, 11:00AM

\$550,000 - \$600,000 |  2  1



 27/35 Lytton Street CARLTON VIC

themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.



Anthony Inglese

Senior Sales Consultant - Licenced Estate Agent, Auctioneer, VIC

anthony.inglese@little.com.au

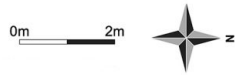
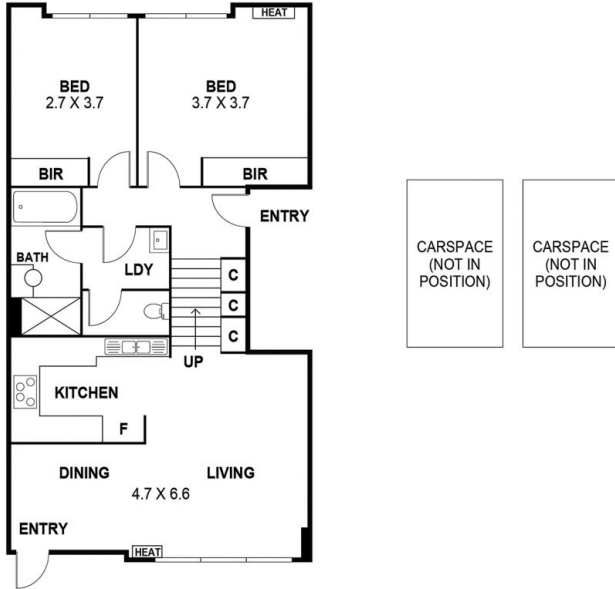
0411 455 878

\$550,000 - \$600,000

2 1



27/35 Lytton Street CARLTON VIC



This floor plan is intended as a guide only. Layout dimension are approximate only.
No representations or warranties of any nature whatsoever are given or intended.
Any person using this information should rely on their own enquiries.