

**\$445,000 - \$475,000** | 2 1

25/508-510 Moreland Road BRUNSWICK WEST VIC



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## Nest or Invest in Brunswick West

Standing out with single-level style, this spacious 2 bedroom, 2 car-park unit offers first home owners, downsizers and astute investors affordable low-maintenance living in a well-maintained block. Currently tenanted on a fixed lease until October 2023.

An instantly welcoming living room is enhanced by split-system heating and cooling, attracting plenty of natural light with so much space to enjoy. A separate kitchen comes complete with ample bench and storage space for seamless preparation when entertaining.

Easy to love, exceptional to live in and effortless to rent out, comprehensive features include a private sunny courtyard, an established garden and the rare addition of parking for 2 cars.

- 2 large and sunlit bedrooms with built-in robes
- Bathroom with a bathtub, walk-in shower and mirrored cabinetry
- Large laundry with storage capability
- Separate WC
- Split-system heating and cooling
- Stylish Venetian blinds
- One of 28 units in a boutique block with low owners corporation fees

Offering a ready-made lifestyle, take advantage of a premium location so close to lush parkland, quality schools and childcare, inviting cafes, CityLink access and transport choice with a bus travelling between Essendon and Ivanhoe almost on your doorstep.

For more information, please contact Alex Melnychuk today.

### Disclaimer:

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**Alex Melnychuk**

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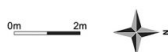
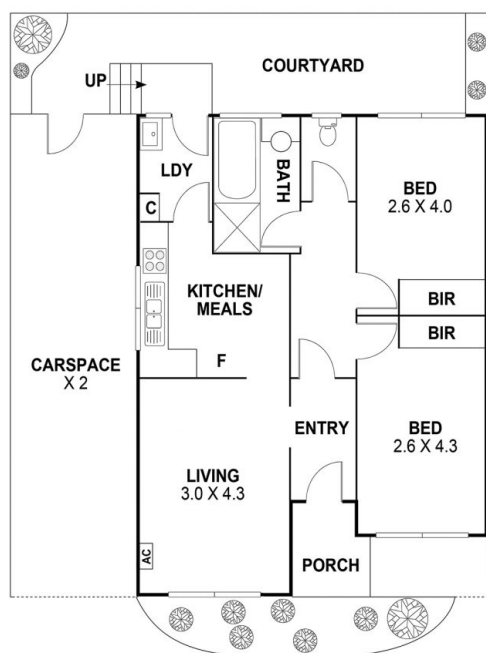
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This floor plan is intended as a guide only. Layout dimension are approximate only.  
No representations or warranties of any nature whatsoever are given or intended.  
Any person using this information should rely on their own enquiries.