

\$580,000 - \$630,000

2 2

311/26 Lygon Street BRUNSWICK EAST VIC



\$580,000 - \$630,000

|  2  2



 311/26 Lygon Street BRUNSWICK EAST VIC

Executive entertainer with breathtaking city Views

A sunlit illustration of designer luxury, this impeccable 2 bedroom, 2 bathroom apartment will inspire with stunning city views from a commanding corner position.

A stone-finished kitchen boasts an island bench with an extended dining component and high-quality Bosch appliances including a full-sized dishwasher. Spacious open-plan living and dining is framed by a floor-to-ceiling picture window, while a private study zone comes complete with a 2-person built-in desk.

Superbly set on the 3rd floor of the highly prized Rima complex, step outside and welcome to the real star of the show! A large undercover balcony borders Lygon Street and Brunswick Road, the perfect perch for entertaining with a picturesque city panorama to admire night and day.

- 2 large and bright bedrooms with mirrored built-in robes, main with private ensuite
- Luxe bathroom with a fully tiled rainfall shower and a stone-topped vanity
- Large concealed laundry with a sink
- Inviting hallway entrance
- Split-system heating and cooling
- Lightly toned timber flooring
- Double glazing for sound and climate insulation
- Roller blinds
- Secure parking plus storage cage
- Video intercom entry, lift access and bike storage
- Shared rooftop terrace with teppanyaki grill, dining areas, fireplace and outdoor cinema

Zoned to the highly sought-after Princes Hill Secondary College, walk to lively cafes, a vibrant dining precinct, Lygon Street trams, the Inner Circle Rail Trail and the wide open greenery of Princes Park. A standout choice for owner-occupiers, investors and those searching for a stylish inner-city base, live the life you love with all the space you need!

For more information, please contact Alex Melnychuk today.

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 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.

\$580,000 - \$630,000

|  2  2

 311/26 Lygon Street BRUNSWICK EAST VIC



Alex Melnychuk

Sales Consultant - Licensed Estate Agent, VIC

alex.melnichuk@little.com.au

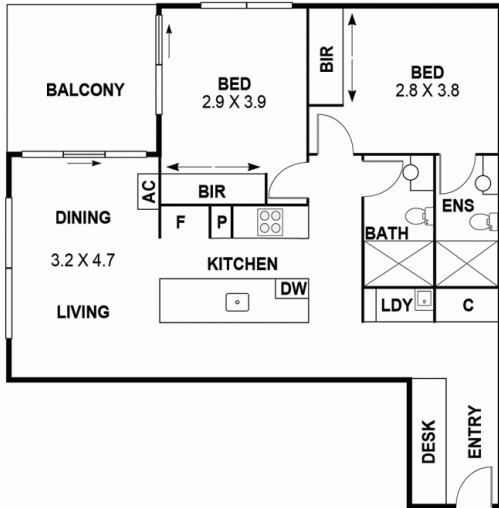
0404 173 343

\$580,000 - \$630,000

2 2



311/26 Lygon Street BRUNSWICK EAST VIC



CARSPACE
(NOT IN
POSITION)

STORAGE
(NOT IN
POSITION)

0m 2m



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.