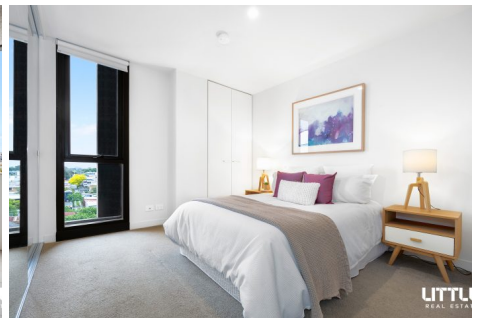


**\$630,000 - \$680,000**

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📍 1509/182 Edward Street BRUNSWICK EAST VIC



**\$630,000 - \$680,000**

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## Tip Top Sensation

Spacious, sunlit and stylish in a coveted corner setting, this north-facing 2 bedroom, 2 bathroom, 2 car-park apartment captures the very essence of an exclusive Tip Top lifestyle.

Beyond an inviting hallway entrance on the fifth floor, spacious open-plan living and dining pivots a chef-friendly kitchen with slick stone surfaces, a mirrored splashback, a pull-out pantry, a waterfall-edged breakfast bar and the full suite of integrated Smeg appliances including a dishwasher.

Step outside to the real star of the show and bask in northern and eastern light on a private wraparound balcony running the entire width of the apartment. Enjoy seamless alfresco living, dining and entertaining with a blissful 270 degree backdrop sweeping over neighbourhood treetops and rooftops towards the dramatic beauty of the Dandenong Ranges.

- 2 large bedrooms with mirrored built-in robes, main with additional robes and a luxe ensuite
- Fully tiled bathroom with a stone-topped vanity and mirrored cabinetry
- Concealed laundry
- Split-system heating and cooling
- Timber floorboards
- Roller blinds
- Recessed down-lighting
- Basement parking for 2 cars plus a storage cage
- Secure intercom entry and lift access
- Recessed down-lighting and roller blinds

The multi-award-winning Tip Top complex is matched with a convenient location. Simply stroll to Barkly Square shopping, city-bound trams and a crowd-pleasing collection of cafes, restaurants and bars on iconic Lygon Street. This is truly living!

For more information, please contact Alex Melnychuk today.

### 3 x LITTLE THINGS WE LOVE

#### 1. Barkly Square Shopping Centre

A short walk for your weekly shop

#### 2. Lygon Street trams

Footsteps from city-bound transport

#### 3. Balfe Park

Wide open greenery and dog-friendly reserve

#### 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

### Auction date

Saturday 2 December, 9:30PM

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 1509/182 Edward Street BRUNSWICK EAST VIC

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**Alex Melnychuk**

*Sales Consultant - Licensed Estate Agent, VIC*

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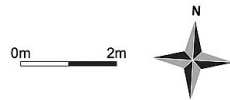
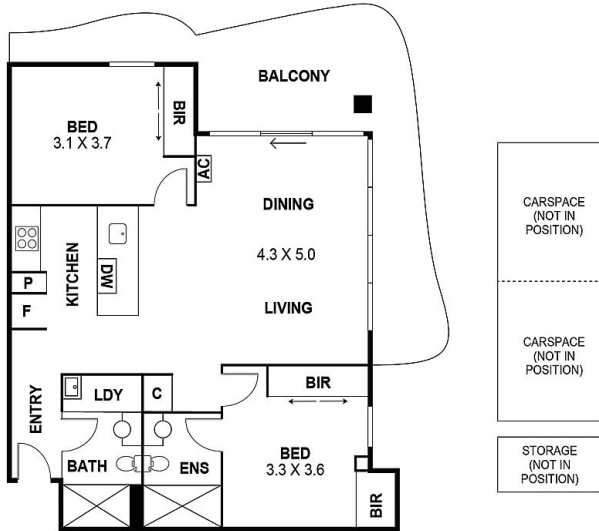
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This floor plan is intended as a guide only. Layout dimension are approximate only.  
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Any person using this information should rely on their own enquiries.