

## 225/8 Lygon Street BRUNSWICK VIC

1 1 1

Situated on the Carlton - Brunswick East border 8 Lygon is positioned to impress.

Brand new, this one bedroom plus one study apartment is stylish and modern with immediate access to a vast range of cafes, restaurants and bars.

Comprising open plan kitchen/living, bedroom with built in mirrored robes, study, modern bathroom with Euro laundry and secure parking for one car.

Features Include:

- Kitchen with gas stainless steel appliances and integrated dishwasher
- Floorboards in the main living areas
- Split system heating and cooling
- European laundry

**Price** : \$ 420

**View** : <https://www.hollandprice.com.au/lease/vic/north/brunswick/residential/apartment/4393548>



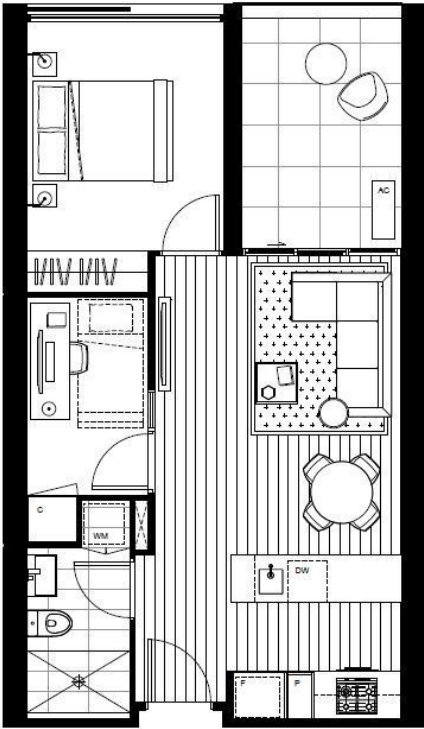
**Rita Piraino**  
03 9384 0022

APT: 1.26, 1.27\*, 1.28, 2.25, 2.26\*, 2.27, 3.25,  
3.26\*, 3.27, 4.23\*, 4.24

Total Area	61.0 m <sup>2</sup>
Int. Area	52.0 m <sup>2</sup>
Ext. Area	9.0 m <sup>2</sup>

APT: 5.17, 6.17, 7.17, 8.12

Total Area	60.0 m <sup>2</sup>
Int. Area	51.5 m <sup>2</sup>
Ext. Area	8.5 m <sup>2</sup>



8

LYGON

CARLTON - BRUNSWICK

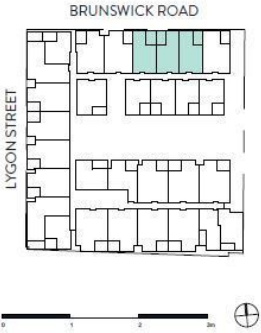
TYPE 12A

1 BEDROOM

1 BATHROOM

1 STUDY

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



Please note this floor plan is indicative only. Changes may be made during development and dimensions shown. Features and specifications are subject to change in accordance with variations of the Contract of Sale. The furniture depicted is not included in any sale and should not be taken to indicate the final position of pattern pieces, TV connection points and the like. Balustrade necessary for safety and enclosure are not depicted. Estimated floor area is measured to the outside face of all external enclosures and to the internal face of all internal walls. All area calculations are based on the Property Council of Australia method of measurement guidelines. Purchasers should check the plans and specifications included in the terms of the contract of sale carefully prior to signing the contract.