

## 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>



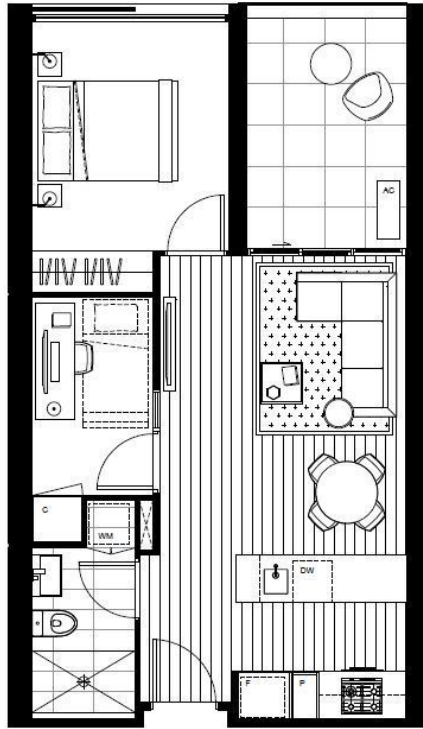
**Rita Piraino**  
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APT: 1.26, 1.27\*, 1.28, 2.25, 2.26\*, 2.27, 3.25,  
3.26\*, 3.27, 4.23\*, 4.24

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

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**TYPE 12A**

1 BEDROOM

1 BATHROOM

1 STUDY

Extent of windows may vary. 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 across fixtures and specifications are subject to change in accordance with provisions of the Contract of Sale. The furniture depicted is for illustrative purposes only and should not be taken to indicate the final position of power points, 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 enclosure walls 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.