

392

# Lygon St

BRUNSWICK EAST

OWN A GENERATIONAL ASSET & A MELBOURNE ICON

- ✓ FREESTANDING FULLY LEASED INVESTMENT WITH SCOPE FOR ADDITIONAL LEVEL
- ✓ CONSTRUCTION COMPLETED JANUARY 2018
- ✓ FULL DEPRECIATION BENEFITS



OUTLINE INDICATIVE ONLY

LYGON STREET



11 Apartments + shop & office



Modern access system suitable for Airbnb & short stay accommodation



Highly attractive design & finishes from award winning architect

FOR SALE

CBRE



UNIVERSITY OF MELBOURNE 3.3KM\*

# Prime living location



MODERN INTERIOR DESIGN

CENTRALLY LOCATED  
ALONG THE LYGON  
STREET RETAIL, CAFÉ  
& LIFESTYLE STRIP  
ACTIVITY CENTRE

# Smart investment

RECENTLY BUILT IN  
JANUARY 2018 STAND-ALONE  
BUILDING WITH PASSING  
INCOME OF \$307,000 PA\* & FULL  
DEPRECIATION BENEFITS



PUMPING CAFÉS ALONG LYGON STREET



TRAMS ON YOUR DOORSTEP



**Industrial feel designed by award winning architect.** Built over six (6) levels comprising 11 high quality apartments plus a shop and office with at grade car parking



Flexible investment to hold or sell down. Attractive apartments with **beautiful city views** and uninterrupted views across Melbourne



**Direct tram linkage** to Melbourne's top universities including Melbourne University, Monash University and RMIT University, only 4.7km\* to the Melbourne CBD



## FOR FURTHER INFORMATION, PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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\*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.  
\*\*Source: Real Estate Institute of Victoria