



## 318/1 BRUNSWICK ROAD, BRUNSWICK EAST

2 1 1

<b>Internal Size</b>	68 m2 (approx.)
<b>Construction Year</b>	2011
<b>Rental Estimate</b>	\$550-600 per week (approx.)
<b>Local Council</b>	City of Merri-Bek
<b>School Zone</b>	Brunswick South Primary School Fitzroy High School Croxton Special School

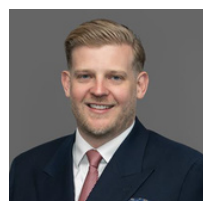
**Expressions of Interest**  
Closing Saturday 23rd August 2025

**Terms**  
10% Deposit, balance 30/60 days



**SHARON PERERA**

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**LIAM CARRINGTON**

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## Amenities

- Endinburgh Gardens
- Darling Gardens
- Merri Creek Linear Reserve
- Ikon Park
- Princess Park
- Princes Hill Tennis Club
- Barkly Square
- Merri Park
- Jones Park
- Allard Park
- Abrahams Reserve
- CERES Community Environment Park
- Merri Creek Trail

## Transportation

- Tram Routes: 1 (to Albert Park and Coburg), 6 (to Coburg and Glen Iris), 96 (to Brunswick East and St Kilda)
- Bus Routes 250 (to Bundoora and City), 251 (to Preston and City), 504 (to Moonee Ponds and Clifton Hill), 506 (to Moonee Ponds and NorthCote).

## Education

- Princes Hill Primary School
- Northcote High School
- Deutsche Schule Melbourne
- Fitzroy Community School
- Our Lady Help Of Christians School
- St Ambrose School
- St John's School
- St Margaret Marys School

## Key features

- Combines modern style, comfort, and exceptional lifestyle convenience
- Two well-proportioned bedrooms with built-in robes
- Sleek central bathroom
- Light-filled open-plan kitchen, dining, and living area
- Low-maintenance living
- A private balcony provides the perfect spot to unwind or entertain
- Split-system heating and cooling
- Secure intercom entry
- Lift access
- A dedicated car space

## Outgoings (2025)

- Water Rates: \$650 per annum (approx.)
- Council Rates: \$1040.78 per annum (approx.)
- Body Corporate Fees: \$5278 per annum approx (to be reduced)

