

Property Profile

1/480 Albion St, Brunswick West



Key Features

- Highly commutable location
- Modern kitchen and bathroom
- Large undercover balcony
- Secure car space with storage cage
- Secure intercom access
- Bright and light apartment

Recreational Amenities

- Moonee Ponds Creek Trail
- Dunstan Reserve
- Moonee Valley Racecourse
- Melville Rd Shops

Café and Restaurants

- Lolo and Wren
- Rude Boy Burger
- Mister and Missus M cafe
- John Gorilla
- Roy's On Melville
- Terranova Pizza Cafe

Internal Size

- 70 sqm approx.

Rental Return

- \$ 1,607 pcm, leased until May 2018

Transport

- Route 58 tram – West Coburg to Toorak
- Route 55 tram – West Coburg to Royal Botanical Gardens
- Route 503 bus – Brunswick East to Essendon
- Anstey train station
- Citylink

Schools

- Brunswick North West Primary School
- St Joseph's School
- Brunswick South West Primary School
- Brunswick North Primary School
- Moonee Ponds Primary School

Settlement

Preferred 30 / 60 / 90 Days

Moreland Council Rates

Approx \$1,149.60 per annum

Yarra Valley Water Rates

Approx \$638.76 per annum

Body Corporate Rates

Approx \$2,719.80 per annum

Private Sale

Sam Abboud – 0401 434 329
Rianny Duncan 0423 507 056

All information herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly all interested parties should make their own enquiries. All measurements and figures are approximate only.