

**22 Merribell Avenue, Coburg, Vic 3058**



**House For Sale**

Monday, 18 March 2024

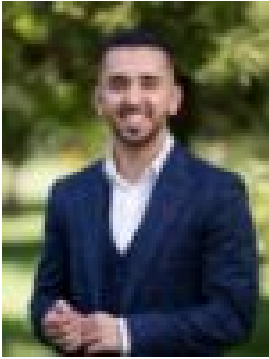
22 Merribell Avenue, Coburg, Vic 3058

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Yash Akpinar  
0434813050



Cameron Pritchard  
0408037482

## **\$1,100,000 - \$1,200,000**

Resting on a peaceful, treelined street that backs onto our serene Merri Creek Trail, this delightful three bedroom with option of fourth/external studio, three bathroom home blends period character with enhanced style that encourages modern living. Starring original decorative ceilings, picture rails and updated engineered floors; the flowing plan incorporates an open family/meals domain with fireplace. Meanwhile, the on-trend kitchen is well-appointed in quality s/s appliances including dishwasher, stone benches, waterfall island, soft-close cabinetry and double sink. Once outside, a sizeable deck makes it easy to entertain any occasion. There is also a fully-self-contained studio featuring accommodation/office, kitchen, ensuite and direct private access. Back inside, the contemporary central bathroom comprises laundry facilities as it services restful bedrooms (two with BIRs). The master also is highlighted by a chic fully-tiled ensuite. Further highlighted by ducted heating, split system, large utility shed, alarm system and r/c garage. Offering a hot spot address zoned to Coburg High, it's just minutes to Nicholson Street's CBD trams, CERES fresh produce and schools/childcare. With the convenient vibrancy that comes with Sydney Road's popular dining/retail just near by.