

**1/95 Harding Street, Coburg, Vic 3058**

Rata & Co.

## Unit For Sale

Friday, 23 February 2024

1/95 Harding Street, Coburg, Vic 3058

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



George Ioannou  
0384591000



Christina Ioannou  
0394657766

## AUCTION \$450,000 - \$495,000

Charming living with a sense of nostalgia - this sun-filled home is a haven of comfort in highly sought-after central Coburg locale. Conveniently nestled on the ground floor of a secure leafy gated complex, you're poised for peaceful living while mere moments from buzzing Sydney Road, brilliant transport and the busy city itself. The inviting entryway opens to a free flowing plan with spacious lounge and dining zones. Heating and cooling ensures year-round comfort, while the adjoining covered balcony is perfect to enjoy outdoor living all year round. The beautifully kept original kitchen is fully equipped with functional appliances, an abundance of cabinetry and ample bench space plus breakfast bar. Both generous bedrooms enjoy beaming natural light and warmth. Extra linen storage is available in the hall, opposite the lovely fully-tiled central bathroom with toilet, shower-over-bath and mirrored vanity. Extras include the laundry with plenty of additional storage space, and the single undercover car space with secure access via remote-control gate. Stroll to Sydney Road for a fantastic variety of shops, supermarkets, grocers, cafes and restaurants. Young families will appreciate easy walking distance to Coburg High School and Coburg Primary, plus local parks and facilities, Coburg Leisure Centre and walking/cycling on the tranquil Merri Creek Trail. Walk to trams along Nicholson Street and Sydney Road with Coburg Station just beyond, all offering effortless transport down through vibrant Brunswick. A unique opportunity that must be seen to be appreciated. Enquire and inspect today. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](https://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.