# 11 Rolls Street, Coburg, Vic 3058
## Townhouse For Sale

**Friday, 24 May 2024**

**11 Rolls Street, Coburg, Vic 3058**

**Bedrooms: 3**       **Bathrooms: 3**       **Parkings: 2**       **Type: Townhouse**

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**Auction $1,150,000 - $1,250,000**

Welcome to a lifestyle of refined luxury and coastal-inspired charm in this impeccably designed two-level townhouse. Boasting three bedrooms, three bathrooms, and a distinctive Hamptons-style aesthetic with period style cornices and skirting boards, this nearly new residence epitomizes sophisticated living against the backdrop of a vibrant inner-city setting.The open-plan layout invites you into a kitchen adorned with exquisite stone accents, complemented by sleek stainless-steel Smeg appliances, a standalone island, subway-tiled splashback, and soft-close cabinetry. A sun-drenched dining/family area seamlessly transitions into the landscaped entertainer's backyard, enveloped by lush VIRID vertical gardens equipped with a self-watering system, perfect for hosting gatherings or simply unwinding in style.Each bedroom boasts its own private ensuite bathroom, with the master suite featuring a sumptuous bathtub for the ultimate indulgence.Additional features elevate the experience, including zoned heating/cooling, a ceramic-clad Piazetta wood pellet heater with remote control, a powder room, Euro laundry, under-stair storage, intercom, CCTV/alarm system, and a rainwater tank.A remote-controlled double garage with laneway ROW houses a top floor multipurpose loft/retreat comprising split system and home office/gaming room serene relaxation space potential.Convenience is key with this residence, offering proximity to schools, Sydney Road eateries/shops, city-bound trams and trains, quick access to Lygon Street, and the serene Merri Creek. Experience coastal luxury at its finest – schedule your private viewing today and make this exquisite property your own.