

**2/48 The Grove, Coburg, Vic 3058**

**Nelson Alexander**

**Sold Villa**

Friday, 18 August 2023

2/48 The Grove, Coburg, Vic 3058

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Bella Cortese  
0393538444

## Contact agent

Securely nestled within a boutique block of only four, this spacious single level residence within a wide, leafy street surrounded by quality heritage homes offers the perfect opportunity for savvy investors or first buyers to call home. Featuring larger than most interiors and drenched in natural light from all aspects, a wide entrance way and polished timber flooring introduces two generous bedrooms (one with built in robes) and a spacious main bathroom with separate bath, private WC and integrated laundry. A large and welcoming living area enjoys day-long sun, with both gas heating and split system cooling, adjoining the fabulously retro kitchen with house sized proportions and opening onto a sunny rear courtyard, plus secure single off-street parking. With endless potential to live comfortably as is or refurbish with flair, this charming home celebrates a location to match! Positioned on the Brunswick East fringe, enjoy an enviable balance of both modern amenity and tranquil relaxation with Sydney Road's vibrant cafes, shops & public transport at one end of the street, and Merri Creek's parklands & walking/cycling trails at the other. Also close to Nicholson Street trams, popular local schools, Northcote Golf Course and only 7km into the heart of the Melbourne CBD. There's so much to love!