

**2/76 The Grove, Coburg, Vic 3058**

**Nelson Alexander**

**Apartment For Sale**

Thursday, 13 June 2024

2/76 The Grove, Coburg, Vic 3058

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Peter Forcone  
0393538444



Travis Dulic  
0393538444

## **Auction \$450,000 - \$475,000**

One of only ten, this ground-floor apartment is an ideal choice for first-time buyers and blue-ribbon investors alike with its immediate quality, value-adding potential and prestigious position in Coburg's most exclusive streetscape. Step inside to discover a welcoming interior comprising two generous bedrooms (larger main) with built-in robes both serviced by an updated central bathroom. Adding to the appeal is a sizeable front living room leading through to the separate kitchen/meals area with electric oven. The apartment also includes a reverse-cycle split-system air conditioner for year-round comfort, plus the added advantage of a designated off-street parking space. Local IGA supermarket around the corner along with city-bound trams, Merri Creek trails and acres of parkland, it also offers easy access to schools, kinder/childcare facilities, Moreland Station and the buzz of Sydney Road. Note: currently leased at \$1980pcm until August 2024.