

**2 Campbell Street, Coburg, Vic 3058**

**Nelson Alexander**

**House For Sale**

Friday, 23 February 2024

2 Campbell Street, Coburg, Vic 3058

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Paul Rodighiero  
0417274352



Carl Sacco  
0393538444

## **Auction \$900,000 - \$990,000**

In a brilliant cul-de-sac location complete with side ROW and direct access to Moore Street behind, this freestanding Victorian home provides an instantly enjoyable inner-urban lifestyle along with terrific potential to renovate or renew in the future (STCA). Beyond the attractive facade you'll find an immediately inviting interior comprising two generous bedrooms (one with BIRs) both complemented by an updated bathroom and separate WC. Add to this a full-width central living room leading through to the open meals area and adjoining kitchen with gas cooker, as well as gas heating and ducted evaporative cooling for year-round comfort. Step outside to enjoy the enclosed entertaining area and sizeable backyard with established gardens and thriving veggie patch, plus a large garden shed and secure carport (via Moore St). Sydney Road around the corner with its array of cafes, bars and restaurants to discover, it's also walking distance to Moreland Station and a choice of tram lines, as well as easy access to local schools, Merri Creek trails and Coburg's cosmopolitan shopping precinct.