

263 Coppin Street, Richmond, Vic 3121

Sold House

Friday, 11 August 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 402 m2

Type: House

\$5,040,000

Prestigiously positioned opposite beautiful Barkly Gardens in this tightly held quiet Richmond locale, engaging charm intertwines with the confident and contemporary reimagining of this double-fronted Victorian, bringing to life a revolutionary home of magnificent tranquillity, extraordinary energy efficiency and rain water collection. An outstanding offering highlighted by its superior sustainability status, this decarbonised, fully-electric, solar-powered residence comprises 4 bedrooms, 2 bathrooms, and a study, plus a separate self-contained studio above the garage at the rear, which operates with proven income-earning success on the short-term rental market. Beyond picturesque period pride, the old and the new unite with spotted gum floorboards and polished concrete floors presenting a sublime finish in the light-filled living and dining area, with high-end appliances, including a Fisher & Paykel induction cooktop and AEG oven that feature in the striking granite kitchen. Upstairs, a second living area creates a peaceful retreat, whilst outside, a paved terrace and an ironbark deck ensure serene alfresco entertaining and relaxation in the rustic, landscaped garden setting, supported by an 8,000 litre rainwater tank attached to the main residence and a 2,000 litre tank that supplies the studio. Comfort is superb across all bedrooms, including the main, which enjoys multiple built-in robes and ensuite. The remaining bedrooms appreciate the service of a central bathroom and two powder rooms, whilst additional amenities extend to a family-size laundry, and an oversized garage including a Zappi EV charger for your electric car and rear laneway access. All the clean energy initiatives have been done, with 10.4kWp capacity (33 PV panels, all with separate inverters), Solar Edge inverter and 9.7kWh battery storage capacity, energy bills are in credit and easily support the split system air conditioning and Sanden heat pump hot water units. This prized park side pocket (zoned for Melbourne Girls' College and Richmond High) has Richmond Primary School visible across the park and Melbourne High also in walking distance. Burnley Station, East Richmond Station, Richmond Station and the Swan Street tram, MCG, AAMI Park and Rod Laver Arena are all within walking distance as is the general excitement of Swan Street. Easy reach to the M1 or walk/ride along the Yarra to the city. Conditions of entry - IDENTIFICATION and contact number required, otherwise entry may be refused. The information about this property has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions to the property. Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence.