

28 Irene Avenue, Coburg North, Vic 3058



Sold House

Friday, 11 August 2023

28 Irene Avenue, Coburg North, Vic 3058

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 605 m2

Type: House

\$855,000

Raphael Houston proudly presents...Situated on a considerable 605 sqm (approx) parcel, its classic family character is accentuated by a parkside position within steps of Sanger Reserve trail, Harmony Park, and Coburg Velodrome. Prefaced by deep front gardens, a double fronted facade reveals warm and welcoming interiors characterised by a central north-facing lounge; and everywhere emphasising its excellent dimensions & generous natural light. A desirable layout comprises three bedrooms, a central bathroom, separate spaces for living & dining, and an undercover alfresco linking onto a deep rear yard. Further features include a lounge room A/C, external laundry, solid timber kitchen; and clear, level dimensions. With boundless capacity to enliven, personalise, and transform into one of the area's most recognisable homes, a tremendous opportunity exists for developers to redesign the current envelope and transform this humble family estate into a multi-unit development site (subject to council approval). Underscoring this site is Industrial Zoning - Schedule 1, facilitating both residential and commercial manufacturing, storage, and logistical opportunities. Surrounded by scattered parkland and walking distance to Coburg North Plaza, this family-friendly precinct suits a variety of lifestyle pursuits, with all decisions benefitting from walking distance to Merlynston station and local schools. Highlights 605 sqm (approx) allotment East-west orientation Prized rear easterly aspects Clear, level dimensions Perfect to renovate or redevelop (STCA) Solid timber kitchen Generous dimensions Deep front & rear yards Art-deco ceilings Walk to Merlynston station & Coburg North Plaza Industrial Zoning - Schedule 1