

3/16 Albert Street, Coburg North, Vic 3058

Townhouse For Sale

Monday, 27 May 2024



3/16 Albert Street, Coburg North, Vic 3058

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 171 m2

Type: Townhouse



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\$765k - \$795k

Nestled in the heart of Coburg North's sought-after neighbourhood is 3, 16 Albert Street, this brand-new residence combines flawless design with practical living, making it a dream come true for first-time homeowners, young families or investors. Boasting both low-maintenance and a welcoming ambiance, this home perfectly suits those eager to enjoy their downtime in comfort. Conveniently located within easy reach of local schools, parks, gyms, shopping areas, and the Merlynston station/bus hub, everything you need is just a stone's throw away. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick & Rendered Townhouse • Built-in 2020 approx. • Land size of 171m² approx. • Building size of 17sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S appliances including a dishwasher, stone benchtops, breakfast bench with waterfall edging & pendant lighting, cupboard space, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, single vanity, combined toilet & floor to ceiling tiles • Laundry with single trough & rear access • Split system heating & cooling in all main areas • Additional features include a security alarm system & video intercom, high ceilings, LED lighting, roller blinds, timber staircase, black tapware & fittings, plus more • Established gardens with a courtyard, decking, trees, garden beds, lawns & water tank • Single remote garage with internal access & car space • Potential Rental: \$600 - \$650 p/w approx.

THE AREA: • Close to Sydney Rd & Coburg North shopping strips. Merlynston, Fawkner & Batman train station & bus hub • Surrounded by parks, reserves & schools • Only 11km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under City of Merri-bek - General Residential Zone

THE CLINCHER: • A low maintenance home in a popular locale • Situated at the rear with only 3 on the block

THE TERMS: • Deposit of 10% • Settlement of 30/45/60 days

Secure your **INSPECTION** Today by using our booking calendar via the **REQUEST INSPECTION** button... *All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

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