# 3/7-13 Coate Avenue, Alphington, Vic 3078
## Sold Townhouse
**Thursday, 26 October 2023**

**3/7-13 Coate Avenue, Alphington, Vic 3078**

**Bedrooms: 3**  **Bathrooms: 2**  **Parkings: 2**  **Type: Townhouse**

John Harrington

**$1,120,000**

Part of a select Federation inspired block (circa 1994) of only 10 this handsome double storey town residence is sure to please with verdant parkland, delightful Yarra River environs and the burgeoning YarraBend precinct a mere stroll away. Blessed with a sun-filled rear northern orientation this sizeable townhouse offers a flexible floor plan with 3 double bedrooms, 4th bedroom/additional living/home office, well equipped original kitchen with updated appliances, open plan lounge/dining, 2 bathrooms, 3 toilets, separate laundry, landing study and remote lock up garage. Further features include sizeable brick paved rear courtyard, gas ducted heating, multiple split system air conditioners, stained glass windows, timber floors and near new carpet.Be charmed by this leafy residential pocket of inner Melbourne bordered by the Yarra River with its serene parkland, charming Boathouse and continued evolving amenity of YarraBend in addition to the vibrant Fairfield Village, renowned schools and community minded spirit... Your new lifestyle awaits.Note: Property is also known as 2/11 Coate Avenue, Alphington.⬜ 2nd car space in front of garage is not on title.