

32 Balloan Street, Coburg, Vic 3058



House For Sale

Thursday, 14 March 2024

32 Balloan Street, Coburg, Vic 3058

Bedrooms: 3

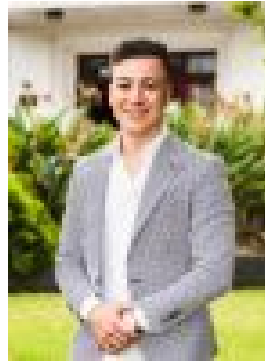
Bathrooms: 2

Parkings: 1

Type: House



Nazih Abbouchi
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Iby Ramaihi
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Auction - \$1,250,000 - \$1,350,000

Nazih Abbouchi proudly presents...Comprehensive renovations completed nine years ago pay respect to the property's rich history while redefining its interiors to reflect changing contemporary tastes. The result is a home where the mid-century and modern cohere, and family life is fulfilled. Dignified, detailed, and intelligently designed, the original brickwork has been preserved and the characteristic Californian porch has been restored for a timeless and dramatic effect. Yet, it is in the rear family zone where the property is most impressive. Here, solid-timber stacker doors open the living room onto an undercover entertaining deck to deliver seamless indoor-outdoor entertaining. The benefit of northerly exposure extends across the backyard, where the main residence leads off along garden paths to a full-sized workshop with a bar and fireplace. Intersecting it are established trees producing an abundance of fruit year round. Separately zoned from the main living areas, accommodation comprises three bedrooms. The master bedroom is distinguished by its bay-window sitting area, WIR, ensuite, and decorative fireplace. The two secondary bedrooms come with BIR and main bathroom access. Features include a well-appointed kitchen with serving island, central heating & evaporative cooling, solid-timber architraves, internal emergency lighting, security lights, and 14 metre rooftop storage. Impressively positioned less than a ten minute walk to Coburg Station, Coburg Lake Reserve, Pentridge SC, and Sydney Road, few properties can compete for lifestyle convenience or urban amenity. Despite its main road credentials, the property remains peaceful and private, with its indoor-outdoor spaces to be enjoyed all-year round.

Highlights Californian Bungalow Renovated in 2015 Period & modern details North-facing backyard Indoor-outdoor entertaining Solid-timber architraves Slate flooring Central heating & evaporative cooling Internal emergency lighting Security lights 14 metre rooftop storage. Established fruit trees Separate workshop & bar Immediate access to Coburg landmarks