

**39 Linda Street, Coburg, Vic 3058**



**House For Sale**

Tuesday, 7 May 2024

**39 Linda Street, Coburg, Vic 3058**

**Bedrooms: 5**

**Bathrooms: 3**

**Type: House**



Raphael CalikHouston  
0393833555



Gebran CalikHouston  
0468790029

## Auction - \$1,200,000 - \$1,300,000

Raphael Houston proudly presents... Showcasing period elegance and captivating designer style, this well maintained c1920's residence's expansive and versatile dimensions provide an outstanding environment for every stage of modern family life set within picturesque garden surrounds. Its iconic Californian profile is the first indication of the property's period credentials, which are reaffirmed in its formal lounge, which naturally organises itself around a decorative open-fireplace. Rustically charming with timber benches, quality appliances, and central serving island, the kitchen is superbly appointed and effortlessly connected to the broad dining/family room that extends out to deck. Despite its historicity and charm, the property is comprehensively appointed with state-of-the-art features. They include hydronic central heating, 16-panel solar array, Tesla Powerwall with 13.5kWh battery, and 300 litre Sanden heat pump hot water system. Those lucky enough to enjoy these features will take advantage of four bedrooms in the main residence, with a primary bedroom enjoying generous north-facing dimensions and its own open-fireplace. Two bathrooms are shared equally. A fully-fitted bungalow with ensuite occupies the rear. It functions as a study, guest room, or Airbnb for supplemental income. Additional features include split-system heating and cooling, large front & rear yards, vegetable garden, rear R.O.W, and outdoor kitchenette. Walk easily to the cafes, dining, and retail districts of Sydney Road, with multiple tram routes and Moreland Railway Station ensuring easy access south into the city, and north to Coburg Lake Reserve and beyond. Families are rewarded with proximity to both Brunswick Secondary College & Coburg High, with leading private schools close by. Finally, opposite sits Anderson Reserve, a beautiful tree-lined park recently improved with new amenities and dog-friendly spaces.

**Highlights**  
North-facing orientation  
Californian bungalow  
c1920's residence  
Original condition interiors  
Stunning period detailing  
Two open-fireplaces  
Well-balanced floor plan  
Excellent sense of proportion  
Hydronic central heating  
16-panel solar array  
Tesla Powerwall with 13.5kWh battery  
300 litre Sanden heat pump hot water system  
Deep front and rear yards  
Walk to Moreland station  
Opposite Anderson Reserve