

**3A Suffolk Avenue, Coburg, Vic 3058**

**A M S**

**House For Sale**

Thursday, 19 October 2023

3A Suffolk Avenue, Coburg, Vic 3058

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Anthony Alagona

**\$1,540,000 - \$1,640,000**

Welcome to this stunning architecturally designed home, showcasing expert craftsmanship and luxurious finishes. This impressive residence spans over 30 squares (approx.), with its distinctive design this residence creates a modern and sophisticated feel throughout. The lower level boasts Pre-Engineered timber flooring leading to a spacious formal lounge perfect for accommodating guests or extended family. The enormous kitchen is every home chef's dream, complete with Asko branded appliances including gas cooktop, self-cleaning oven, in-built microwave, warming drawer, rangehood and dishwasher, surrounded by a large curved island bench and a butler's pantry. A full-sized laundry, home office / study and open-plan living and dining area with Gas Fireplace complete the heart of the home. Upstairs, the master suite showcases an oversized his & her walk-in robe, stylish ensuite with double vanity & under floor heating plus heated towel rail. The main family bathroom features a free standing bath, walk-in shower, double bowl Vanity & under floor heating with separate powder room, ample storage along with three additional double-sized bedrooms each with built-in robes which will appeal to the growing family. Step outside to the north-facing decked sunlit alfresco area, with an built-in BBQ Gas point ideal for those looking at entertaining and relaxing. Superbly situated and zoned to Coburg High and less than 9km to our iconic CBD. Moments to Sydney Rd convenience, Coburg Station/Farmers Market, trams, Ohea's Bakery, Pentridge Village and the serene surrounds of the Merri Creek Trail. Features of the home Include:

- o Double Glazed Windows
- o Flush Mount Sectional Garage door with Cedar Cladding
- o 2000 Litre underdeck water tank connected to all toilets
- o Instantaneous Gas Hot Water System
- o NBN Internet Hub hard wired to all rooms
- o Bosch Alarm System
- o Zoned Ducted Refrigerated Cooling & Heating system
- o High Ceilings
- o Italian Imported Terrazzo Tiles
- o Zuster Furniture Vanities