

# 4/85 Newlands Road, Coburg North, Vic 3058

Rata & Co.

## Unit For Sale

Wednesday, 22 May 2024

4/85 Newlands Road, Coburg North, Vic 3058

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Leon El Assaad  
0423588621



Andrew DeSanto  
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## ESR \$540,000 - \$580,000

Enter the market in style, with this larger than most 2-bedroom modern villa unit that provides ample opportunity for the first home buyer, downsizer or investor. Comprising of two large bedrooms, one with built in robe & the other with Walk in robe, and fully serviced by the main central bathroom. The Kitchen offers stone benchtops, sufficient cabinetry space with quality appliances including dishwasher. The flowing open floor plan adjoins the roomy living and dining space which feature polished timber floors. Outside offers an oversized with next to no maintenance back yard and drive through access from the garage to the back yard. Located in the heart of Coburg North, be spoiled for choice with so much at your fingertips with local amenities, Coburg Hill Shopping Centre, reserves & parklands surrounding and public transport with multiple bus routes. An opportunity that cannot be missed! Additional features include – heating and cooling, European style laundry, plus so much more! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.