

**410/14-20 Nicholson Street, Coburg, Vic 3058**



**Apartment For Sale**

Friday, 24 May 2024

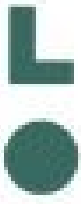
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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Lewis Sales Team  
0393835888

**\$455,000 - \$470,000**

Experience luxury and convenience at 'The Nicholson' (<http://thenicholson.com.au/>), just 7 km from Melbourne's vibrant city center. Freshly painted and with new carpet, this 4th floor apartment offers spectacular city views and a range of modern amenities, making it the ideal choice for urban living. The stylish kitchen is equipped with brand-new appliances and a fridge tap, ready for your icemaker and water dispenser refrigerator. An integrated Euro-style laundry adds to the apartment's modern convenience while two spacious bedrooms and two bathrooms provide the perfect blend of space and privacy. For climate control, the apartment features double glazing, efficient reverse cycle air conditioning, and an additional gas heater to ensure year-round comfort. Enhanced security is provided by a dual-zone security alarm and secure building access, offering complete peace of mind. Enjoy stunning cityscapes right from your living room and make the most of the sheltered balcony, which features new Merbau decking on top of a renewed waterproof membrane and caulking, perfect for year-round entertaining. The apartment includes secure parking with a secure access for added peace of mind. Additionally, there is a convenient, spacious storage cage located on the same level. The prime location offers easy access to tram, bus, and train lines, as well as the beautiful Merri Creek parklands, IGA Supermarket, The Nicholson Coffee House, Old School Pizza Restaurant, and a gym right at your doorstep. Don't miss this incredible opportunity to own a modern, secure, and conveniently located apartment in an unbeatable location.\*\*\* 'The Nicholson' building has recently undergone significant safety improvements, including the replacement of combustible cladding through government-funded works, and additional funds dedicated to addressing latent conditions, defects, and non-compliances. Rest assured, your new home or investment is not only stylish but also safe and secure. Disclaimer: MESSAGE TO BUYERS – ALL properties are advertised at GENUINE PRICES. Please understand that there is often more than one buyer interested in the same property. When that happens, all buyers will be given EQUAL OPPORTUNITY TO MAKE THEIR BEST OFFERS, VIA A SEALED BID.