

# 44 Goleen Street, Coburg North, Vic 3058

## House For Sale

Friday, 23 February 2024



44 Goleen Street, Coburg North, Vic 3058

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 743 m2**

**Type: House**



Peter Leahy  
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Lancelot Blackburn  
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## **Auction \$860,000-\$940,000**

Within a coveted street that leads straight into the serene Merri Creek Trail, this well-loved three bedroom, single-level home provides fantastic scope for future enhancements as well as a sophisticated development (STCA). Resting upon a sizeable 742m<sup>2</sup> approx. allotment with a sunny north-facing rear, the property implements a flowing interior featuring decorative ceilings, plus hardwood finishes including picture rails. The spacious lounge leads to separate dining, while the neat kitchen/meals is equipped in gas cooktop, dishwasher, tiled splashback and ample cabinetry. The deep backyard offers space to extend (STCA) or create relaxed outdoor entertaining if preferred. With comfortable bedrooms (master features built-in-robies) serviced by a tidy central bathroom boasting shower, bath, vanity and toilet. Further highlighted by heat/cooling, full-size laundry comprising second toilet and double garage with extra driveway off-street-parking. A superb opportunity delivering a cascade of potential, perfect for those hoping to secure a sought-after address or for those wanting to start their next project. Less than 10km approx. to our vivacious CBD and just moments to lively Pentridge Village. Close to convenient Sydney Road amenities, CBD transport, multiple schools and scenic parkland. Additionally zoned to Coburg High.