

45 Shaftsbury Street, Coburg, Vic 3058



House For Sale

Wednesday, 14 February 2024

45 Shaftsbury Street, Coburg, Vic 3058

Bedrooms: 4

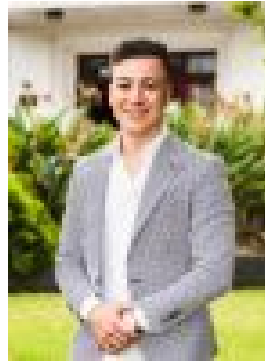
Bathrooms: 2

Parkings: 1

Type: House



Nazih Abbouchi
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Iby Ramaihi
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Auction - \$1,650,000 - \$1,750,000

Nazih Abbouchi proudly presents...Introduced by its classic 1930's Californian Bungalow facade, this highly-esteemed family home has undergone extensive renovation and extension, seamlessly integrating the unmistakable character of its era with a comprehensive suite of modern-day amendments. The material palette ranges from terracotta tiling roof and polished timber flooring to a recycled brick and Color bond extension along the rear, expressed in a gravity-defying cantilever alfresco brilliantly paired with bi-fold doors opening the lounge & dining areas with the courtyard and gardens. A series of thoughtful design decisions in the garden create a marvelous backdrop as family life unfolds. With a spacious lawn area and an established garden, there are also multiple water tanks, an elevated cubby house, substantial chicken coup, large storage shed, and car space with fantastic access via two lanes. Accommodation comprises on the ground floor a parents' retreat with a large WIR & luxurious ensuite, and an additional bedroom/work-from-home space. An impressive open plan area with kitchen, dining and lounge area, with custom-made joinery and more than ample storage throughout. The floor-to-ceiling bookshelves/cupboards in the lounge area are a highlight. Also downstairs is a well-appointed laundry, with masses of storage and a separate linen cupboard, as well as space for a bar fridge. Upstairs, there are two more light-filled bedrooms both with large BIR, desks and in-built bookshelves, plus the family bathroom, with full-size bath, large vanity, and again, plenty of storage. Premium lifestyle appointments include hydronic heating, split-system A/C in the master & upstairs bedrooms, substantial storage space, and an east-facing porch. Positioned in a family-friendly residential enclave, this property places Moreland station, trams on Melville Road, Sydney Road, and local parks, including the beautiful Mailer Reserve and Glencairn Tennis Club, within walking distance, while also benefiting from nearby bike & walking tracks into the city. Highlights East-facing orientation 1930's Californian Bungalow Comprehensive renovations throughout Stunning indoor-outdoor entertaining Bi-fold doors opening onto a sunset courtyard Cantilever undercover alfresco Large backyard with storage shed, chicken coop, and cubby house Hydronic heating, split-system A/C Excellent natural light throughout Polished timber flooring Rear R.O.W