

# 7/1 Manna Gum Court, Coburg, Vic 3058

NICOLE GERVASI

## House For Sale

Thursday, 1 February 2024

7/1 Manna Gum Court, Coburg, Vic 3058

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Gervasi  
0418313847



Andrew DAprano  
0449007055

**\$785,000 - \$815,000**

Sitting pretty in a quiet cul-de-sac opposite Merri Creek parkland and endless trails, this two-storey home with its own street frontage is sure to make an impression thanks to its generous floorplan, quality inclusions and abundance of natural light throughout. Absolutely immaculate interior comprises three spacious bedrooms (master with WIR and ensuite), main central bathroom and guest powder room (third WC). Add to this an expansive open-plan living/dining area enhanced by a sleek stone-top kitchen with tiled splashbacks, stainless steel cooking appliances and dishwasher. Other highlights of the home include split-system heating and cooling (living area and all bedrooms), European laundry, large linen cupboard and additional under-stair storage space. Step outside to a wonderfully private rear courtyard and remote-control double garage (via ROW) complete with attic ladder to vast storage area above. Conveniently positioned, it's also walking distance to Coburg High School, De Chene Reserve and Coburg Lake, as well as easy access to Coburg Station and renowned shopping centre, Sydney Road trams, cafes and restaurants.