

**1/9 The Grove, Coburg, Vic 3058**

**LEWIS ●**

**Apartment For Sale**

Tuesday, 2 July 2024

1/9 The Grove, Coburg, Vic 3058

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Lewis Sales Team  
0393835888

**\$400,000 - \$440,000**

\*Bids closing Thursday 25th July @ 6pm (Unless Sold Prior)\*Indeed a rare offering in Coburg's premier location - a ground floor, sunny 1 bedroom unit with an L-shaped courtyard and Lock Up garage.As soon as you enter this boutique complex via the security entrance, you'll sense you're about to experience first class living in 'The Grove'. The unit itself is bathed in natural light and has an appealing sense of being a fresh & easy to maintain home.The open plan meals & living area includes split system air conditioning/ heating and allows direct access to your own secure courtyard area. This outdoor space, which faces South-East, can be enjoyed on those warm Summer afternoons and early evenings, as it partly benefits from late afternoon shade as well as offering direct gate access to the street.Am amazing outdoor space to relax on your own or with friends, as you enjoy a coffee or refreshing ale. The bedroom includes a double set of Built In Robes and access to the combined ensuite bathroom / laundry and the separate WC. In addition to all this, you'll also enjoy the parking or storage benefits of the lock up garage.Set on the corner of DeCarle Street, it's within easy reach of Sydney Road tram line, shops, cafes/ eateries, the 'new' Merri-bek train station as well as the Upfield bike path. Inspection by appointment - Enquire Today\*Bids closing Thursday 25th July @ 6pm (Unless Sold Prior)\*\*Independent Building & Pest report available to purchase via 'Before You Buy' -

[https://beforeyoubuy.com.au/reports/unit-1-9-the-grove-coburg-vic-3058/building-pest?utm\\_medium=link-letter&utm\\_source=of](https://beforeyoubuy.com.au/reports/unit-1-9-the-grove-coburg-vic-3058/building-pest?utm_medium=link-letter&utm_source=of)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.