

13 Bateman Court, Coburg, Vic 3058

Nelson Alexander

House For Sale

Wednesday, 10 July 2024

13 Bateman Court, Coburg, Vic 3058

Bedrooms: 4

Bathrooms: 2

Type: House



Peter Forcone
0393538444



Steven Shaw
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Auction \$920,000 - \$980,000

Step into this immaculately presented home, where natural light and hardwood floors create a cosy haven. This gem offers an immediate lifestyle upgrade, perfect for families and professionals alike. Interior comfort and flexibility With three generous ground-floor bedrooms and a fourth in a delightful attic conversion, this home provides ample space for all. The attic doubles as a cosy living area, kids' retreat, or home office, easily accessible via a pull-down ladder. Two spotless bathrooms ensure family harmony. The main bathroom features a shower over bath and WC, and a second bathroom combined with an internal laundry has a separate shower and toilet. The home boasts two downstairs living areas plus a convenient study room. The sun-drenched sitting room opens onto the back deck, offering seamless indoor-outdoor flow. The central kitchen/dining area, equipped with a 900mm stove, dishwasher and ample storage, is perfect for family meals and culinary adventures. Outdoor bliss The fully enclosed backyard is a paradise for kids and adults. Enjoy the bounty of apple, pear, orange, mandarin and fig trees, a grapevine, two garden sheds, and a deck ideal for alfresco dining. The garden also features a compost heap and vegetable garden, enhancing the sustainable living experience. Energy efficiency and comfort Stay comfortable year-round with a gas heater and energy-efficient split system air conditioning. The solid double brick construction and a 2kW solar power system ensure minimal energy costs, making this home both eco-friendly and cost-effective. Prime location and lifestyle Perfectly positioned, this home is within walking distance of excellent public transport options, including trains, trams and buses. The extensive Merri and Edgars Creek trails and Coburg Lake parklands are also right on your doorstep. Educational needs are covered with zoning to Newlands Primary and Coburg High Schools, and the Barry Beckett Children's Centre just down the street. The proximity to Coburg Hill shops, local cafes, and Pentridge Cinema adds to the convenience and lifestyle appeal. Approved plans and permits for off-street parking The home comes with a planning permit and approved plans to construct a crossover, so you can easily add off-street parking if desired. Unique lifestyle opportunity In a unique twist, both homes of this semi-detached pair are available for sale, presenting a rare opportunity to choose your neighbours and live close to family or friends. The potential to create interconnecting residences (STCA) means you could build a village to raise your family or conveniently support ageing parents. This is a rare opportunity not to be missed. Make this charming home yours and enjoy the perfect blend of modern living, comfort and endless lifestyle possibilities.