

**23 Gilmour Street, Coburg, Vic 3058**



**House For Sale**

Friday, 5 July 2024

23 Gilmour Street, Coburg, Vic 3058

**Bedrooms: 3**

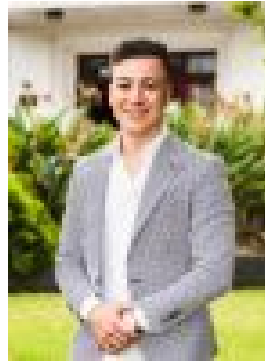
**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Nazih Abbouchi  
0393833555



Iby Ramaihi  
0393833555

## Auction - \$870,000 - \$950,000

Nazih Abbouchi proudly presents...Original in feature and form, this mid-century Californian Bungalow is an exciting renovation project that promises to revitalise a piece of historic Coburg; or a tremendous investment proposition, especially when the long-term capital gains of the area are taken into consideration..Located in one of the north's most sought-after suburbs, the property is placed among Coburg station plaza, Sydney Road retail districts, and Pentridge Village SC. This is far from all, with the area also taking Coburg Lake Reserve, Bridges Reserve, and Coburg High School into its immediate orbit. Inside, a feature-filled template includes three well-sized bedrooms, a formal lounge with retired fireplace, a large kitchen, external laundry, and outdoor entertaining options. Live in a highly-desirable neighbourhood while deciding whether to live-on comfortably, renovate at your own pace, or pursue a luxury home/multi-unit development (STCA). Highlights East-facing orientation Historic mid-century build Original condition interiors Californian Bungalow Front & rear outdoor entertaining Large backyard Excellent natural light Blue-chip Coburg setting