

34 Holroyd Street, Coburg, Vic 3058



House For Sale

Wednesday, 19 June 2024

34 Holroyd Street, Coburg, Vic 3058

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Type: House

Auction - \$1,350,000 - \$1,450,000

Nazih Abbouchi proudly presents...Beyond the evocative exterior profile of this double-fronted weatherboard home, a brand-new luxury oasis has been brilliantly designed to provide the luxury, space and sophisticated style to create a family home beyond expectations. A premium material palette comprising brushbox flooring, Merbau stairs, wrought-iron lacework, and stone benchtops showcases the quality which has gone into every aspect of the home. Beautifully reflecting the elegance of the era, while providing the very latest in opulent decor, the main living zone features a decorative open-fireplace set on an angle below tray ceilings. A captivating architectural recess adds depth and character to the space. Expertly positioned to enjoy east-facing views across the backyard, the kitchen is graciously appointed with stone preparation benches, breakfast bar, floating cabinetry, and an adjoining laundry/scullery. Sliding doors connect the main living zone to an undercover deck bordered by a paved patio and in-built BBQ kitchenette allowing you to entertain on a grand scale across multiple settings in any weather. A privately positioned master bedroom with BIR & ensuite occupies the ground floor. Above, three bedrooms share a second family bathroom; two of the bedrooms enjoy shared access to a private balcony. At the entry, a formal space can be used as either a sitting room or fifth bedroom. Features of this incredible family home include a home office/studio at the rear, split-system heating & cooling in every room, a laundry chute, lead-lighting, remote-controlled gate for secure off-street parking, LED downlights, and new paint inside & out. Placed within walking distance of Harmony Park, Batman station, Coburg Lake Reserve, and Coburg North Plaza, it is obvious why this address is so highly prized. Further advantages of the area include proximity to leading local schools, Coburg station plaza, Pentridge SC, and Sydney Road's retail & entertainment districts.

Highlights
Rear, east-facing perspectives
Double-fronted weatherboard
Indoor-outdoor entertaining
Premium material palette
Stunning contemporary updates
Significant blend of old and new
Thoughtful attention-to-detail
Rear studio/office
Bay-window master suite
Split-system A/C in every room
Upstairs balcony
Lead-lighting
Laundry chute
New paint inside & out