

**3/25 Bruce Street, Coburg, Vic 3058**

**Nelson Alexander**

**Townhouse For Sale**

Wednesday, 19 June 2024

3/25 Bruce Street, Coburg, Vic 3058

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Steven Shaw  
0393538444

## **Auction \$710,000 - \$760,000**

This spacious home boasts two generous bedrooms, including a downstairs master with a walk-in robe and ensuite. Both bedrooms are carpeted and include a split system air conditioner to keep you comfortable all year around. A large, secure garage with ample room for the car and storage can also be found downstairs, adjoining a full laundry. Upstairs is where this home really shines, with a desirable Northern aspect filling the open plan living/dining area with warm natural light throughout all seasons. This open plan area is complemented by a sizable and functional balcony that is ideally suited for entertaining family and friends. The kitchen is well equipped with stainless steel appliances, gas cooktop, plenty of cupboard space and a dishwasher, while solid timber floors can be found throughout. Set in a quiet street but not far from the action, public transport such as tram route 58 and bus route 512 is just around the corner while Coburg train station and Sydney Road are easily accessible. If you enjoy exploring the local eateries, then the options are also plentiful with Emil's Cafe, Cactus Coffee, Two Franks, SHOP 225 and Miinot Gelato all just around the corner. The location is only further enhanced with excellent schooling opportunities and Shore Reserve nearby. Perfect for first home buyers wanting something more or a savvy investor looking to expand their portfolio. Simply move in and enjoy!