

**7/40 Hudson Street, Coburg, Vic 3058**



**Townhouse For Sale**

Saturday, 29 June 2024

7/40 Hudson Street, Coburg, Vic 3058

**Bedrooms: 2**

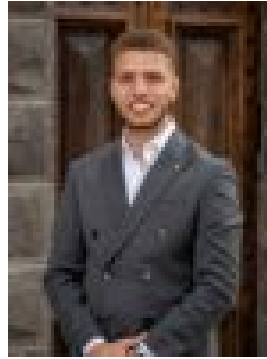
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Raphael CalikHouston  
0393833555



Haitham Ataish  
0435667388

## Auction - \$550,000 - \$595,000

Raphael Houston proudly presents...This two-bedroom domain is a sanctuary of urban convenience, delivering a turn-key lifestyle on the steps of Sydney Road. Unparalleled local amenity and a decisively low-maintenance layout combine with spectacular success, giving home-owners an incredible opportunity to relocate and investors a high-yield return in a strong capital growth locale. The design is balanced and beautiful. Natural light pours in through east-facing windows and floods the lounge & dining zone, which has the additional advantage of first-floor elevation. Sliding doors invite easy access to the balcony, encouraging the cultivation of a small herb garden or a relaxed outdoor retreat. The kitchen is functionally well-equipped with stainless-steel appliances, plenty of storage space, and a butcher's block. Accommodation comprises a private ground floor bedroom with BIR joined above by a second bedroom with BIR and main bathroom. Features include polished timber flooring, Euro laundry, an internal-access garage, split-system heating & cooling, and wall-heaters in each bedroom. Just steps from Coburg station plaza and the cultural commons of Sydney Road, this property enjoys unrivalled access to Coburg's most illustrious landmarks, including Coburg Lake Reserve, Pentridge SC, the Merri Creek, Coburg Olympic Swimming Pool & sports fields, and Coburg North Plaza. Highlights Turn-key lifestyle retreat East-facing entertaining Open-concept layout Abundant natural light Polished timber flooring Living room split-system A/C Wall-heater in each bedroom Internal access garage Stainless-steel appliances Steps from Sydney Road