

4/44-46 The Avenue, Coburg, Vic 3058



Unit For Sale

Tuesday, 25 June 2024

4/44-46 The Avenue, Coburg, Vic 3058

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Raphael CalikHouston  
0393833555



Shelby Mihalj  
0393833555

## **Auction - \$600,000 - \$660,000**

Raphael Houston proudly presents...A calm & light home that respects the desire for separate entertaining & living spaces, and is characterised by low-maintenance design principles and a commitment to lifestyle excellence. The interiors present dramatic exposed-brick feature walls. The rich, natural materiality is repeated outside with a timber wrapped study & store room set against landscaped lawns and premium granite paving. The kitchen has been beautifully remodelled and comes equipped with stainless-steel appliances and floating cabinetry. Above, a primary bedroom with BIR, heater, A/C, and balcony access is joined by a secondary bedroom with BIR, heater, and A/C. A central bathroom and skylit powder room are shared between. Features include living room A/C, a full-sized laundry with guest powder room, ceiling fans in both bedrooms, and a rear east-facing orientation. Positioned to take full-advantage of Sydney Road's lifestyle and entertainment districts, this property is within walking distance of Moreland station, the 1, 6, & 19-tram lines, MyHealth Brunswick, Moreland Road shops, and Lygon Street. Highlights East-facing backyard Rear study & shed First-floor bedroom with balcony Heating, cooling, and ceiling fans Beautifully remodelled kitchen Exposed-brick feature walls Full-sized laundry with powder room Walk to Moreland station & Sydney Road