

**4/7 Ryland Street, Coburg North, Vic 3058**

**LEWIS ●**

**Unit For Sale**

Thursday, 11 July 2024

4/7 Ryland Street, Coburg North, Vic 3058

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 110 m2**

**Type: Unit**



Lewis Sales Team  
0393835888

**\$625,000 - \$685,000**

In the vibrant community of Coburg North, this delightful 2-bedroom, 2-bathroom villa in a cul de sac offers a perfect blend of comfort and convenience. The home boasts a well equipped kitchen with black graphite Franke fixtures and fittings, luxury ensuite and quality engineered timber flooring. The built-in robes provide ample storage space, making it ideal for those seeking a practical yet stylish lifestyle, added amenities such as split system heating and air conditioning, ensuring year-round comfort. The unit features a charming courtyard, perfect for outdoor entertaining and enjoying sunny afternoons. With the added benefits of a shed, heat pump hot water service and solar panels, this home is both eco-friendly and functional. Coburg North is renowned for its friendly community atmosphere and proximity to essential amenities only a short stroll to Merri Creek and Coburg Lake. Quality schools such as Coburg High School, making it an excellent choice for families. Don't miss out on this fantastic opportunity—secure your piece of Coburg North today! \*Floor plan available on request \*Independent building & pest report via 'Before You Buy' available to purchase - [https://www.beforeyoubuy.com.au/reports/7-ryland-street-coburg-north-vic-3058/building-pest?utm\\_medium=link-letter&utm\\_source=of](https://www.beforeyoubuy.com.au/reports/7-ryland-street-coburg-north-vic-3058/building-pest?utm_medium=link-letter&utm_source=of)Disclaimer: MESSAGE TO BUYERS – ALL properties are advertised at GENUINE PRICES. Please understand that there is often more than one buyer interested in the same property. When that happens, all buyers will be given EQUAL OPPORTUNITY TO MAKE THEIR BEST OFFERS, VIA A SEALED BID.