



### 36 Bruce Street COBURG VIC

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This classic bay-fronted Californian bungalow has been extended and renovated with a meticulous eye for detail. Offering exceptional family accommodation and entertainment areas, indulgent spaces with great period appeal present an unparalleled elegance and finish.

An 806m<sup>2</sup> double block provides significant frontage to the tree-lined street, a rear ROW to a second double garage (or additional entertainment space with fitted kitchen) and landscaped low-maintenance gardens.

Sophisticated interiors grace the generous floorplan with three downstairs living areas (formal sitting, lounge & dining, open-plan living) and an upstairs retreat. Period features unite old and new and include gas open fireplaces, high ceilings with roses and cornices, and leadlight windows and doors. Three period-style bathrooms (main with clawfoot bath) perfectly complement four spacious bedrooms (one downstairs). The main bedroom with

**Land Size** : 806 sqm

**View** : <https://www.peterleahy.com.au/sale/vic/north/coburg/residential/house/7434797>



**Peter Leahy**  
03 9350 5588

36 Bruce Street, Coburg

