



### 24 Spry Street COBURG NORTH VIC

3 1 2

Situated on an allotment measuring 700m<sup>2</sup> (approx), the space, position and potential are immediately apparent. Enviably positioned close to Merri Creek parklands and transport this original weatherboard home provides an ideal canvas to renovate and extend the existing home, or consider subdividing (STCA), in a location with proven residential allure. Offering exceptional lifestyle appeal this is an exciting prospect deserving your attention. Walking distance to the Merlynston shops, local schools and childcare, it presents a great package of land in an established village locale.

**Land Size** : 700 sqm  
**View** : <https://www.peterleahy.com.au/sale/vic/north/coburg-north/residential/house/7434916>



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