



10 Cole Crescent COBURG VIC

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A landmark opportunity to purchase this three bedroom plus study home on an exceptional allotment of approximately 892m² and boasting direct access to Merri Creek parklands, will attract families keen to create something outstanding in this premium lifestyle locale.

Surrounded by parklands and wildlife, while boasting exceptional access to Nicholson Street trams, cafes, choice of schools, buses, Coburg Station and the cosmopolitan delights of Sydney Road, it offers a unique lifestyle location in which to renovate or build new, subject to council approval.

Neatly presented this much loved mid-century home in largely original condition features a versatile floorplan that offers up to four sizeable bedrooms.

A spacious lounge features a gas log fire while a sunny

Type : House
Land Size : 890 sqm
View : <https://www.peterleahy.com.au/sale/vic/north/coburg/residential/house/7434919>



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[For full version visit the website](https://www.peterleahy.com.au)

This detailed floor plan shows a 16.4M house with a garden. The layout includes:

- Bedrooms:** Four bedrooms with dimensions 3.8 X 3.2, 2.8 X 3.3, 4.2 X 3.6, and 4.2 X 3.3.
- Bathrooms:** One bathroom with a bathtub and a separate shower area.
- Kitchen/Meals:** A kitchen/meals area with dimensions 3.2 X 3.3.
- Lounge:** A lounge area with dimensions 5.0 X 3.6, featuring a heater.
- Study:** A study area with dimensions 4.2 X 3.3.
- Living Areas:** A living area (L'DY) and a porch.
- Outdoor Features:** A garden area with a curved concrete path and a concrete ramp leading down.

The overall dimensions of the house are 16.4M by 46.0M.

