



### 117A The Avenue COBURG VIC

4 3 2

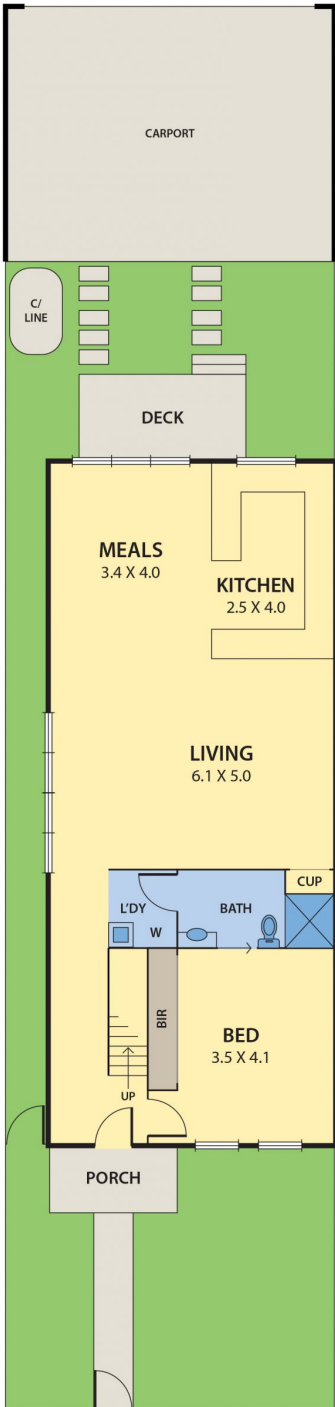
Expansive spaces make this near new, four bedroom, three bathroom family home a standout in one of Coburg's finest streets. Open and bright the living room is linked by a dining zone to a beautifully equipped kitchen with 90cm appliances, generous storage and 40mm stone surfaces including a waterfall counter. An induction cooktop, pyrolytic oven, canopy rangehood and dishwasher unite with mirrored splashbacks and a breakfast bar to embody style and substance. Northerly light streams in from the supremely easily maintained rear courtyard, where there's space to entertain, and the home is introduced by a front garden. Sizeable bedrooms feature extensive storage with a ground floor guest bedroom leading to a dual entry bathroom and the main boasting city glimpses and an ensuite. A third gleaming fully tiled bathroom, Daikin heating/cooling, under-stair storage, sheerweave and blackout blinds, 2000 litre rainwater tank and automatic

**View :** <https://www.peterleahy.com.au/sale/vic/north/coburg/residential/house/7434982>

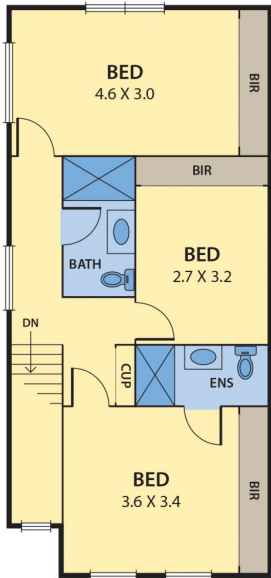


**Peter Leahy**  
03 9350 5588

117A THE AVENUE, COBURG



GROUND FLOOR



FIRST FLOOR



DISCLAIMER:

Please note plans are indicative only and not drawn to exact scale.  
All dimensions are approximate