



30 Higinbotham Street Coburg, VIC



2



1



1

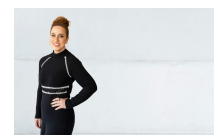
Charming Character in Coveted Pocket

Intelligently enhanced to prioritise light-filled space, this delightful two bedroom plus study Californian, fuses original intricacy together with modern day comfort; perfect for starters, young families and investors. Boasting polished timber floors and decorative ceilings, the property is complemented by a spacious lounge, separate dining, contemporary and fully-equipped kitchen, sizeable backyard, plus heat/cooling. Within the coveted Coburg High zone and just a brisk stroll to Coburg North Village, it's also moments to Batman Station, Sydney Road amenities. Merri Creek Trail and Pentridge.

- ? Surprisingly spacious with extended, bright conversion
- ? Lounge leads to separate dining & timber bench kitchen
- ? S/s gas cooktop/electric oven, plus ASKO dishwasher
- ? Undercover deck overlooks sizeable grassy backyard
- ? XL workshop with adjoining store room, plus heat/cooling

Price: SOLD - \$1,045,000

Council Rates: \$2,178.00/year (approx)



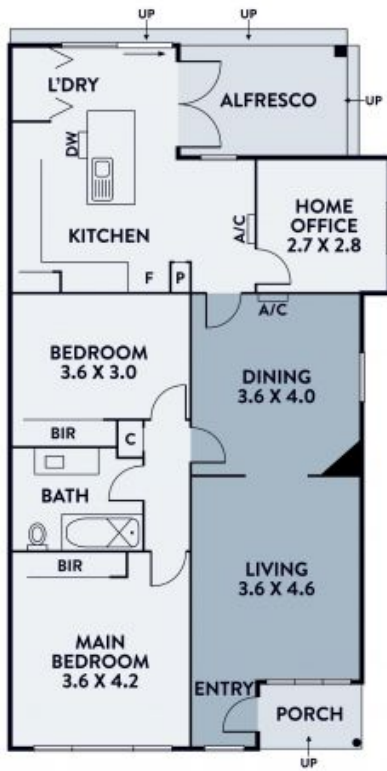
George Theocharis Niki Castro

0415 578 809

0414 334 900

george.t@lovere.com.au

niki.c@lovere.com.au



Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.