

**169 Munro Street, Coburg, VIC, 3058**

**Nelson Alexander**

**House For Sale**

Wednesday, 20 November 2024

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**

## **An opportunity 50 years in the making**

Enjoyed by the one family since 1971, this attractive Federation-era home on 568sqm of land (approx) offers an immediately comfortable inner-urban lifestyle with exceptional potential for those looking to renovate, renew or possibly redevelop (STCA).

Beyond the attractive facade you'll find a well-presented interior currently comprising four large bedrooms all served by a neat bathroom.

Enhancing its instant appeal is the inclusion of a sizeable front lounge and separate kitchen/meals area complete with breakfast bench and updated gas cooker.

Other features of this period prize include ducted heating and evaporative cooling for year-round comfort, along with CCTV security and wonderfully high ceilings.

Step outside to discover a substantial backyard with undercover patio, second WC and established fruit trees, plus the added advantage of a tandem double garage and additional tandem triple carport.

A short stroll to the bus stop (on Munro Street) along with Melville Road trams and Coburg Bush Reserve, it's also close to St Fidelis and Coburg West primary schools, Coburg Station and the area's renowned retail precinct.