




**2/197-199 Nicholson Street Coburg VIC**

**3**  **3**  **2** 

Opposite Bowden Reserve and the Merri Creek this gleaming new three bedroom, three bathroom residence with street frontage embodies desirable modern style enhanced by elegant appointments. Elevated and extending across three levels, it highlights a beautifully proportioned Bosch kitchen/meals/living, with 900mm appliances, leading to a wide covered balcony. Chic bathrooms include two ensuites, each of the three privately positioned double bedrooms offers a WIR or BIR and evidence of quality shines through in Panasonic heating/cooling, video intercom, excellent storage, light enhancing design and stone surfaces throughout, extending into the concealed laundry. The home is beside a ROW and an automatic double garage with interior access is included. Trams, buses, Merri Creek Trail and schools are a stroll and vibrant Sydney Road shops, Coburg Market and cafes also close by.

**Price** : \$ 800,000

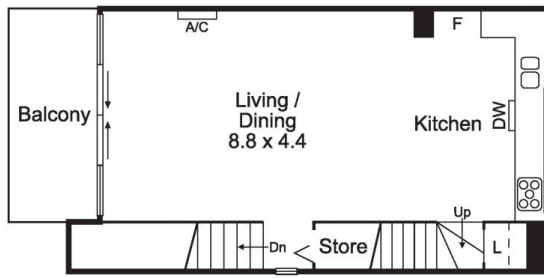
**View** : <https://www.alexkarbon.com.au/sale/vic/north/coburg/residential/townhouse/6209407>



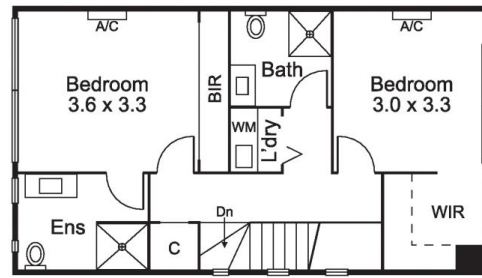
**James Rapita**  
9326 8883



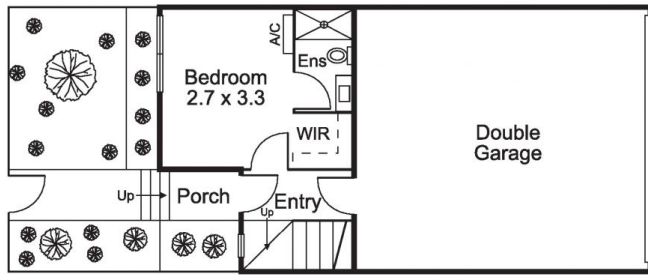
**Charles Bongiovanni**  
03 9326 8883



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Every care has been taken to verify the accuracy of the net internal area.  
Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.