



### 3/197-199 Nicholson Street Coburg VIC

3  2  2 

Opposite Bowden Reserve and the Merri Creek this gleaming new three bedroom, two 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. Each of the three privately positioned 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. 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** : \$ 785,000

**View** : <https://www.alexkarbon.com.au/sale/vic/north/coburg/residential/townhouse/6209431>

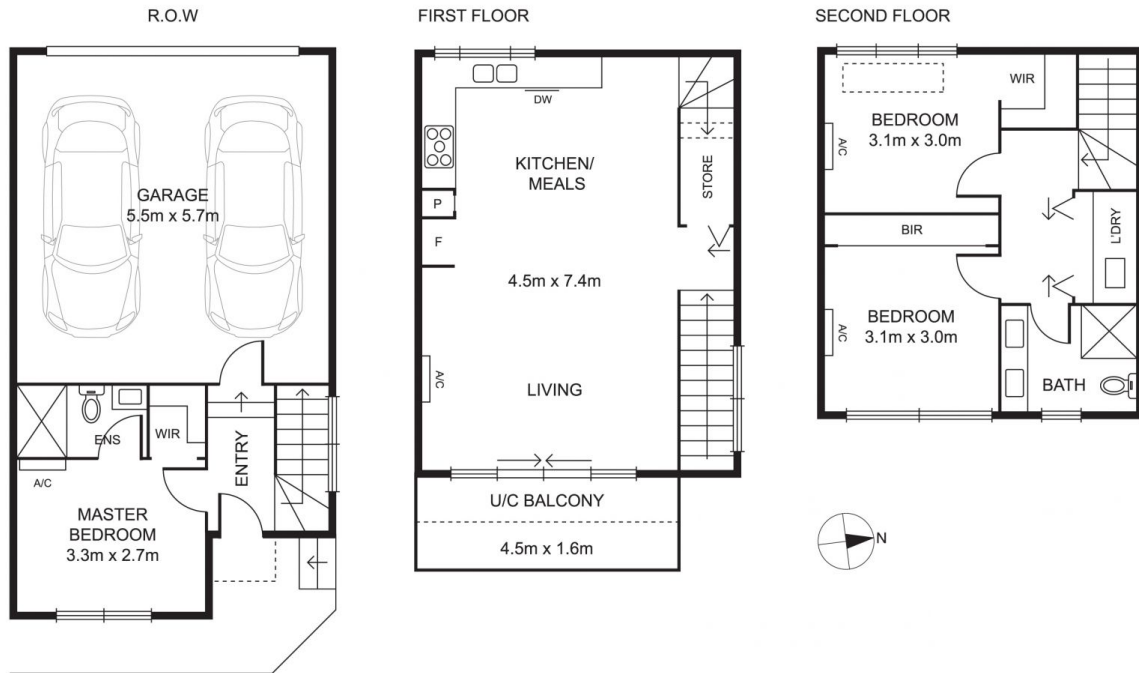


**James Rapita**  
9326 8883



**Charles Bongiovanni**  
03 9326 8883

Alexkarbon Real Estate



Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.