



### 56 Rose Street COBURG VIC

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Set in one of Coburg's prized locations on an amazing corner allotment measuring 13.41 x 39.17 (525sqm), this character filled Californian Bungalow offers immediate comfort, whilst presenting the ability to renovate, rebuild or develop (STCA). Showcasing a wide Cedar Panelled entrance hall that provides access to 3 generous bedrooms, a street facing lounge, central bathroom and a kitchen/meals area opening to the spacious rear yard. Brimming with light and period decor leadlight windows, plate rails and polished Baltic Pine floors shine through its expansive interiors. All in a location boasting easy access to both Sydney Road and Melville Road shopping and trams, local cafes, Coburg Farmer's Market, O'Heas Bakery and quality schools including Coburg West and St Fidelis Primary.

**Land Size** : 525.4 sqm  
**View** : <https://www.peterleahy.com.au/sale/vic/north/coburg/residential/house/7434939>



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56 ROSE STREET, COBURG



DISCLAIMER:

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