



**44 Goleen Street Coburg North VIC**

3 1 2

Within a coveted street that leads straight into the serene Merri Creek Trail, this well-loved three bedroom, single-level home provides fantastic scope for future enhancements as well as a sophisticated development (STCA).

Resting upon a sizeable 742m2 approx. allotment with a sunny north-facing rear, the property implements a flowing interior featuring decorative ceilings, plus hardwood finishes including picture rails. The spacious lounge leads to separate dining, while the neat kitchen/meals is equipped in gas cooktop, dishwasher, tiled splashback and ample cabinetry. The deep backyard offers space to extend (STCA) or create relaxed outdoor entertaining if preferred. With comfortable bedrooms (master features built-in-robos) serviced by a tidy central bathroom boasting shower, bath, vanity and toilet. Further highlighted by heat/cooling, full-size laundry comprising second toilet and double

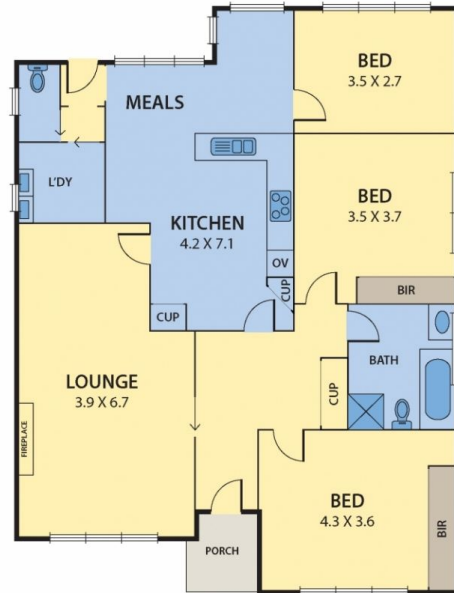
**Price** : Private Sale \$995,000  
**Land Size** : 743 sqm  
**View** : <https://www.peterleahy.com.au/sale/vic/north/coburg-north/residential/house/7925285>



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DISCLAIMER:

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