



45B Rodney Avenue COBURG NORTH VIC  
3058

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\$1,000

Date available: Now

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## STUNNING DESIGNER HOME WITH RARELY SEEN LUXURIES

This stunning four-bedroom, three-bathroom home is the epitome of understated elegance and exceptional finishes. From the moment you open the door, this home welcomes you with abundant natural light, high ceilings, flawless quality, and warmth. Meticulously designed, you'll find luxuries in this home that are rarely seen in a rental property. Every modern convenience has been thought of.

Property features include:

### GROUND FLOOR:

- \* Light filled study with built-in desk, shelving, and appropriate outlets
- \* Guest suite with built-in robe and access to the ground floor bathroom
- \* Full ground floor bathroom with walk-in shower, toilet, and vanity
- \* Generous laundry with abundant built-in cabinetry and storage
- \* Stunning open plan living, kitchen and dining area which connects seamlessly to the outdoor alfresco area and yard
- \* Designer kitchen with overhead skylights, stone benchtops, quality SMEG appliances including an induction cooktop, 900mm wide oven and integrated dishwasher, walk-in pantry, island bench and abundant storage
- \* Covered Alfresco area complete with outdoor kitchen including BBQ, sink, preparation bench and drinks fridge

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FIRST FLOOR:

- \* Large open retreat area
- \* Expansive master suite with walk-in robe and large ensuite that includes his and hers vanity
- \* Two additional bedrooms, both with built-in robes
- \* Stylish main bathroom with wet-room area including deep bathtub and shower with dual showerheads, floor to ceiling tiles and storage vanity
- \* Separate powder room for additional convenience

ADDITIONAL FEATURES:

- \* Quality built-in cabinetry throughout the home to maximise storage and functionality
- \* Quality wool carpets to all bedrooms, oak timber veneer flooring to ground level and porcelain tiles to all wet area
- \* Luxurious black matte fittings throughout the home
- \* Stone benchtops throughout
- \* Reverse cycle split system heating and cooling throughout for year-round comfort
- \* Skylights to various spaces throughout the home to maximise natural light
- \* Luxurious outdoor kitchen including BBQ, sink, preparation bench and drinks fridge
- \* Video intercom
- \* Solar system
- \* Single remote garage plus driveway parking for one additional vehicle
- \* Direct property and side of home access from the garage

This stunning home is enviably positioned in a sought-after pocket of Coburg North. Just an 800m walk to popular Merlynston Village shops and cafes. Coburg North Village and homemaker centres are just minutes away. Walk to Merlynston train station and bus stops for convenient CBD access. Just a 700m walk to Pascoe Vale North Primary, you're surrounded by quality public and private schools as well as abundant childcare and kinder. Plenty of local parklands and recreation areas within easy reach. Minutes to DFO Essendon, Westfield Airport West, Northland Shopping Centre and so much more.

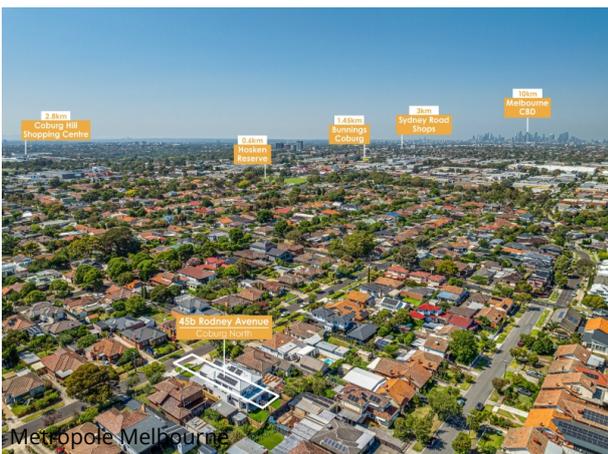
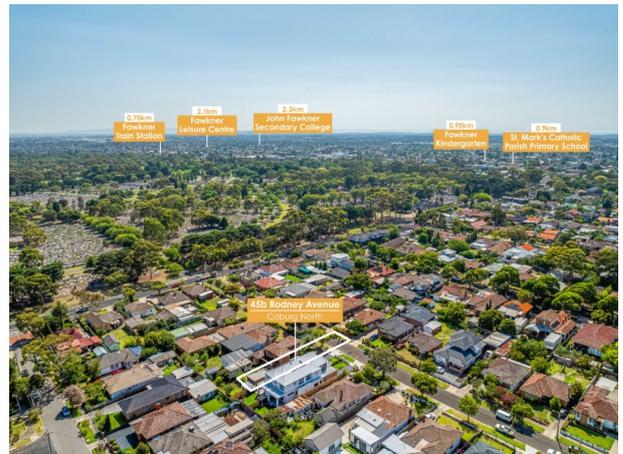
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Simply register for one of our advertised property inspections or submit a request for another time that suits you better.

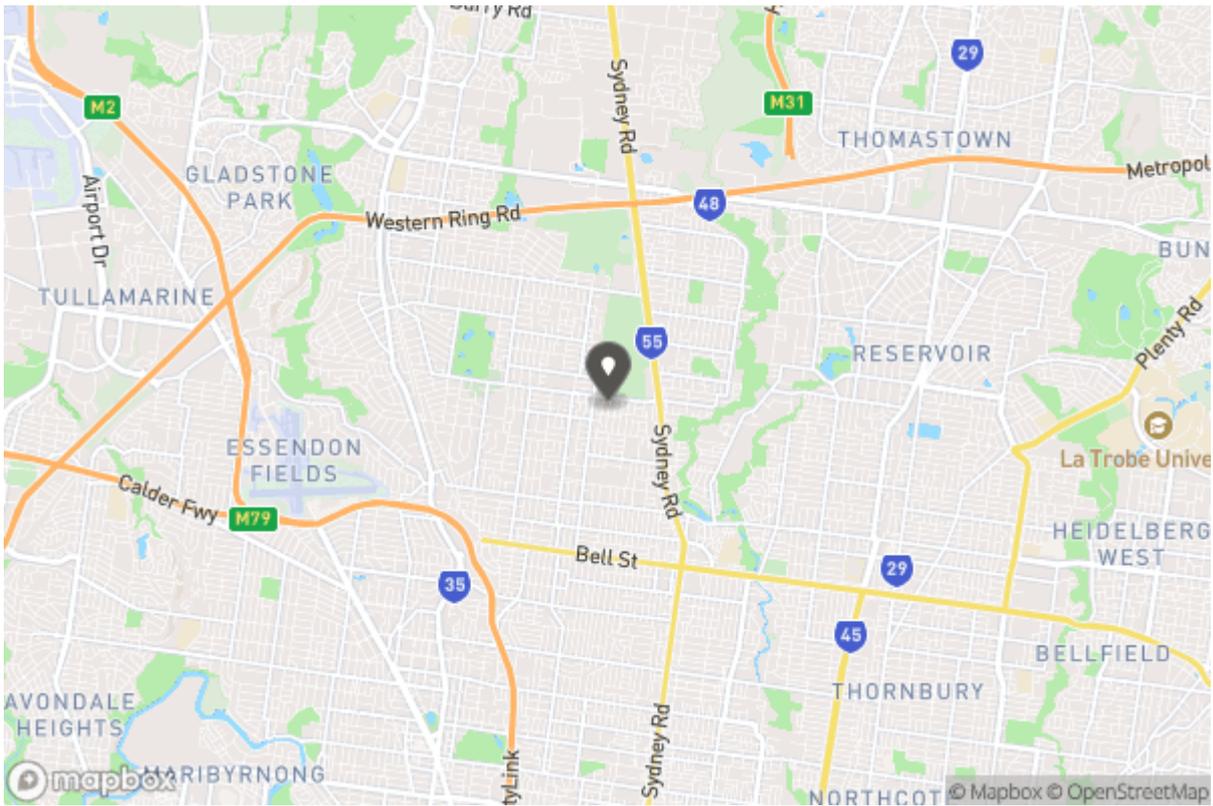
Please ensure that you do register your interest so we can make sure that you are kept up to date with any changes or cancellations.

# Gallery





# Location Map



# Floor Plans



45b Rodney Avenue, Coburg North



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.



Don't forget to confirm your inspection by SMS or email

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### Why Book with Metropole Melbourne

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=metropolemelbourne&uniqueID=IRE5239422>