

**155 Westgarth Street, Northcote, Vic 3070**

**Nelson Alexander**

**House For Sale**

Monday, 18 March 2024

155 Westgarth Street, Northcote, Vic 3070

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 427 m2**

**Type: House**



Damian Ponte  
0419158982



Robert Enes  
0394861800

## **Auction \$1,050,000 - \$1,150,000**

Set on a surprisingly deep block (approx 61m from front to back), this classic Aussie milk bar has served its last customer and now offers an incredible opportunity for those looking to renovate, renew or possibly redevelop (STCA). Beyond the shopfront, this unique property also includes a functional single-level residence comprising three large bedrooms, bathroom/laundry and separate kitchen/meals area. Step outside to discover the main attraction - a wonderfully deep north-facing backyard highlighting the block's dream dimensions and untapped future potential. Moments from Oldis Gardens and endless trails along Merri Creek, it's also close to popular schools and kinder/childcare facilities, a choice of bus routes, Westgarth Station and the buzz of High Street. First time offered for sale in nearly 40 years - what an opportunity!