

172 Gladstone Avenue, Northcote, Vic 3070

COLLINGS
REAL ESTATE

Sold House

Friday, 3 November 2023

172 Gladstone Avenue, Northcote, Vic 3070

Bedrooms: 4

Bathrooms: 2

Area: 439 m2

Type: House



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\$2,240,000

KEY FEATURES- Californian bungalow- High energy efficient features- Open plan, north-facing living/dining zone- Expansive deck with ornamental grape vine trellis- Fully serviced 49sqm (approx) studio - Native front garden with large wetland pond- Thriving, food producing rear garden Making a bold statement from the outset this captivating four bedroom, Californian Period residence, set in a leafy, native garden complete with large wetland pond, showcases a brilliant renovation prioritizing energy efficiency based on passive solar design principles for effective heating and cooling of the home's living spaces. Offering a contemporary style with period charm this property features: master bedroom with fitted robes and attractive ensuite, three additional, stylish bedrooms with option for TV room share the convenience of the second bathroom and separate powder room. Poised for comfortable family life, the impressive, north-facing living/dining zone incorporating concrete floor and flanked by a well-appointed kitchen offering stainless steel bench tops, AEG cooktop/oven, Bosch dishwasher and ample cabinetry is warm in Winter and cool in Summer. Perfectly private, the outdoor entertaining area, enhanced by the stunning deciduous, ornamental grape vine trellised above an expansive deck brings shade and leafy allure in the hotter months followed by full sunshine at the cold time of year. In a lush, food producing rear garden and suitable for multigenerational accommodation or home business, this property comes with a superb, fully powered, 49sqm (approx) studio including: powder room, separate breaker board, Cat6 link between house and studio plus direct right of way access at the back. Impressive inclusions:- Stained-glass windows- Wall, roof, under floor insulation- Hydronic heating- Solar panels 2.040KW & 66c feed in tariff- Double glazing - 30 Vacuum Tube Solar Hot Water- 3x3500L water tanks connected to toilet/laundry/studio/garden tap- Ceiling fans- Enclosed, side storage area- NBN connection- Inbuilt speakers - Daikin split system - 3 phase electricity In prime location within Northcote High School zone and in easy reach of: Northcote Plaza Shopping Centre, High Street cafes, Croxton train station, No11 tram, Northcote, Merri Creek & Brunswick East Primary Schools, Ceres and Merri Creek Trail.