

**22 Woolhouse Street, Northcote, Vic 3070**

**Nelson Alexander**

**Sold House**

Friday, 10 November 2023

22 Woolhouse Street, Northcote, Vic 3070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Tom Alexiadis  
0394861800



Matthew Akritidis  
0394861800

**\$1,206,000**

Offered for the first time in nearly 40 years, this free-standing Californian Bungalow sits on a 357m<sup>2</sup> (approx.) allotment and is ripe and ready for its next exciting chapter! With endless possibilities for renovation/restoration (STCA), this true "blank canvas" opportunity celebrates a superb location to match, positioned close to High Street shops & cafes, St George's Road trams, parklands, Merri Creek trails and popular schools (Northcote High zoned). With retro authenticity and distinctively eclectic interiors, current accommodation comprises four bedrooms, a central bathroom, cottage style kitchen/living/dining and rear garage with ROW access. Buyers with creative vision and renovation smarts will be quick to recognise this rare and enticing opportunity to bring dreams to life in a thriving address on the Brunswick East fringe. Enjoy a leisurely stroll to the endless walking and cycling trails of Merri Creek, plus Ceres, Nicholson Street & St George's Road trams, Northcote Golf Course, High Street's vibrant cafes and shops and popular local schools all just moments away. Opportunity knocks!