

**3 Hopetoun Street, Northcote, Vic 3070**



**Sold House**

Tuesday, 5 September 2023

3 Hopetoun Street, Northcote, Vic 3070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 324 m2**

**Type: House**



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**\$1,302,000**

An exclusive no through address with street access to All Nations Park, realise your dream to live in such a brilliant location connected to High Street cafes, schools and public transport. Neighbouring contemporary buildings pre-empt what could become of the current single level dwelling. This is a golden opportunity for professionals, a young family and investors to renovate to lease out or book the draftsman and see what magic they can create for you (STCA). The 324m<sup>2</sup> rectangle shaped block invites a compact modern residence on its foundations (subject to approval.) Currently occupied by a modest fronted abode displaying formal and casual zones with a space wall heater and kitchen with freestanding gas cooker. In addition to two bedrooms, a shared bathroom, separate laundry and self-contained back area with living/kitchen and own external access. The rear/side gardens invite a low maintenance landscaping makeover. Extra features include double sash windows, ceiling roses and off-street parking. The location is second to none with Northcote Plaza and Northcote Central Shops an easy stroll away. Close to Santa Maria College with zoning to Northcote Primary and Northcote Secondary College. Flanked by public green space and incredible sporting amenities with McDonnell Park (indoor pool and tennis courts) and Northcote Public Golf Course. Minutes by freeway, tram or a train from Dennis Station to the CBD and close to Fairfield Village. Exploring your options to recreate the site will literally be a walk in the park for the lucky purchaser!