

**40 Woolhouse Street, Northcote, Vic 3070**



**House For Sale**

Wednesday, 21 February 2024

40 Woolhouse Street, Northcote, Vic 3070

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Sam Rigopoulos  
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Matthew McIntosh  
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**\$2,400,000 - \$2,600,000**

Reflecting sophisticated glamour thanks to its progressive design, this exclusive four bedroom with option of external fifth/office, three bathroom masterpiece provides families with a low-maintenance comfort; set within the coveted Northcote High zone. Underpinning a sleek street presence surrounded by leafy natural beauty, the double-storey property fuses a variety of modern materials and textures to form a bespoke aesthetic. With an interior that proudly showcases herringbone patterned engineered floors, stone wet areas and luminous custom steel windows including skylights throughout. The well-appointed kitchen stars premium freestanding Smeg induction cooktop/electric oven, integrated dishwasher and fridge/freezer, standalone island, ample cabinetry and butler's pantry. Meanwhile, the extremely spacious dining/family domain leads to sunny and landscaped backyard. There is also a r/c double garage with rear ROW, under-stair storage and a top floor that hosts a flexible studio/office or accommodation with private ensuite. Back inside, carpeted bedrooms tailored with generous robes (two with inbuilt desks) accompany the chic fully-tiled bathroom boasting soaking tub. The master chamber comprises a double basin vanity ensuite with dual rain head shower. Add to this, a bright upstairs retreat, zoned heat/cooling, full-size laundry, powder room (fourth toilet), 5kw solar panels, 7.4-star energy rating and rainwater tank. Positioned on a deep corner block, just moments to Northcote Station, CBD trams, iconic High St dining/retrial, popular schools/childcare and the lush environs of the Merri Creek Trail.