

# 42 Simpson Street, Northcote, Vic 3070

**Nelson Alexander**

## House For Sale

Thursday, 9 November 2023

42 Simpson Street, Northcote, Vic 3070

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Paul Rodighiero  
0394861800



Giorgia Gabriele  
0394861800

### **Auction \$1,200,000 - \$1,300,000**

Nestled in an exceptional Westgarth location, this charming, updated brick period home is in unparalleled proximity to Dennis Station, High Street and Station Street with their flourishing shopping and cafe culture. This sun-drenched abode boasts a classic side hallway that leads to two generously proportioned bedrooms (BIRs & OFPs), contemporary central bathroom, full width living room, adorned with an air of sophistication, flowing seamlessly into the entertainer's kitchen and dining area. With its eastern rear aspect, you'll be charmed by the connection to the deck that overlooks an artfully manicured garden with a studio/home office with split system heating and cooling. Thoughtfully designed with additional extras including split system heating and cooling, multiple OFPs, European laundry and polished timber floors. In a thriving community it is close to acres of parklands, Yarra River trails, Fairfield Boathouse, sporting facilities, schools (zoned to Westgarth Primary School & Northcote High School), and transport.