

# 44 Beaconsfield Parade, Northcote, Vic 3070

MY 

## House For Sale

Wednesday, 10 April 2024

44 Beaconsfield Parade, Northcote, Vic 3070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 271 m2**

**Type: House**



Adriano Persichetti  
0396337111

**\$1,350,000 - \$1,450,000**

**\*\*FIRST OPEN THIS SATURDAY 13TH APRIL AT 12:15PM\*\*\*\*AS A CONDITION OF ENTRY, ALL PERSONS WANTING TO INSPECT MUST PROVIDE NAME, TELEPHONE NUMBER AND EMAIL ADDRESS\*\***Free-standing, outstanding - this impressively refreshed single fronted Edwardian matches period elegance to present day excellence. The classical character and decorative details that define the façade are complemented by the high ceilings and substantial proportions of three double bedrooms, all with built-in robes. A bathroom, renovated with the period theme in mind, is distinguished by its superb clawfoot bath, generous walk-in shower and stylish stone vanity. Beyond, the mood becomes brilliantly modern in a fabulous north-facing living/dining domain framed by timber flooring and cathedral ceilings, further enhanced by an open-plan kitchen, entirely custom designed and completed to the highest levels of quality. Central and split system heating and cooling and roof space storage add to the indoor appeal before the landscaped backdrop delivers easy entertaining, a remote control awning and the option of secure off street parking via rear lane ROW. Moments from Croxton station and St Georges Road trams, zoned to Northcote High School - a truly sensational inner city address. My Agent Real Estate, a boutique agency offering a high level of service and innovative Real Estate practices to our clients right across Melbourne. Please visit our web site [www.myagentre.com.au](http://www.myagentre.com.au) where you can see all our listings and apply for our properties on line. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.