

45 Arthurton Road, Northcote, Vic 3070

Nelson Alexander

House For Sale

Wednesday, 12 June 2024

45 Arthurton Road, Northcote, Vic 3070

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Laurence Murphy
0421829028



Mark Verrocchi
0398548888

Auction \$1,300,000 - \$1,400,000

Set behind a classic tuckpointed facade enveloped in a verdant arrangement of mature plants and trees, this character-rich Edwardian masterfully combines classic architecture with modern comfort, in a coveted Northcote High zoned address opposite popular Batman Park. An impressive entrance reveals soaring ceilings, exquisite leadlight windows, and polished timber flooring, highlighted across the home's three bedrooms and one bathroom with shower/bath combination. A vast separate living room with gas fireplace creates warmth and ambience, centrally anchored for harmonious family living, and a delightfully functional kitchen is perfectly configured for sociable cooking and dining, updated with Falcon dual oven and bespoke cabinetry. Outside, the unexpectedly deep garden with its meticulous landscaping offers both private retreat and entertaining options, featuring a large storage shed, second WC and appealing ROW access for seamless off-street parking. Where each space is a showcase of period elegance, this charming residence boasts an impressive list of modern inclusions to match: automated shutters to each bedroom, skylights, 6.6kw solar and Tesla Powerwall, 16kw, Daikin zone air conditioning with app control, LED downlights plus generous storage options and full laundry with linen press. Add to this, the unique inclusion of approved council plans and permits for a versatile two-level garage with toilet. Superbly located across the road from Batman Park, lifestyle lovers will enjoy the terrific location: a short stroll to Merri Creek trails, High Street's vibrant café and shopping precinct, Northcote Plaza, schools/childcare, All Nations Park and a myriad of tram and train options straight into the heart of the CBD. There's so much to love!