

**49/198 Beavers Road, Northcote, Vic 3070**

**Nelson Alexander**

**Townhouse For Sale**

Wednesday, 7 February 2024

49/198 Beavers Road, Northcote, Vic 3070

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Janine Ballantyne  
0400182710



Paul Spirli  
0393474322

## **Auction \$900,000 - \$950,000**

With an 8-Star energy rating, this Northcote Place 'as new' townhouse incorporates sustainability with spacious, stylish interiors. The ground floor includes a generous main bedroom and bathroom with WIR, a Euro laundry and direct access to a secure garage with EV charger. Upstairs to another bedroom, the main bathroom with bathtub, a functional galley style kitchen with quality appliances including induction cooktop and black porcelain benchtops blending perfectly with the muted colour palette of the cabinets. The north facing living and dining area opens to a balcony with views to the greenery of the Northcote Golf Course and park. Further features include a 3kW solar power system, Blackbutt engineered flooring, split system A/C, rainwater tanks, double glazing. The location provides easy access to Merri Creek and the bush trail to Mayer Park, CERES is across the pedestrian bridge and there are public transport options in all directions. A perfect first home or fresh, fuss free downsizer! Nelson Alexander Pty Ltd