

**64 Northcote Road, Armadale, Vic 3143**

**KAY & BURTON**

**House For Sale**

Friday, 1 March 2024

64 Northcote Road, Armadale, Vic 3143

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Oliver Booth  
0413975723



Nicky Rowe  
0428640509

## Expressions of Interest Close 25 March at 5pm

Positioned to perfection with brilliant Beatty Avenue and ever-fashionable High Street just steps away, this beautifully reworked Victorian offers a rare fusion of considerable scale, period elegance, and single-level simplicity. Accentuated by meticulously manicured gardens and adornments typical of the era, an elevated and endlessly endearing façade prelude a serene, sunlit interior, weaving old-world intricacies into a plan reimagined for year-round ease and versatility. With delightful details spanning bay and leadlight windows, marble-encased fireplaces, a corbelled arch, and rosettes to soaring ceilings, an expansive front lounge views vibrant plant life, while an alluring hallway reaches an exquisite focal section at plan's rear. Thoughtful nuances illustrate an aspirational degree of detail, highlighted by artfully placed book shelving, a garden-viewing glass splashback, and recessed window seat looking out at a tranquil, verdant backyard. Primed for effortless entertaining regardless of season, upscale Gaggenau and Highland appliances, superb concrete benches, and abundant cabinetry enhance an enthusiast's kitchen, while noise-reducing sliding glass streamlines movement into a calm, colourful, and considerable yard with extensive flora and a radiant, in-ground pool. With scattered skylights augmenting the home's airy ambiance, walk-in and built-in robes, a chic central bathroom, and dual-basin main ensuite service four generous bedrooms, with a versatile fourth doubling as a perfect base for today's professional. Emphasising function and fluency across its refined and relaxing expanse, highlights include ducted heating and cooling, plantation shutters, a fireplace to main living, alarm, and full-size laundry. Zoned to acclaimed Armadale Primary and Auburn High with leading private colleges close by, it's an easy walk to various cafés, restaurants, and nightspots, city-bound trains and trams, and the evergreen expanses of Toorak and Orrong Parks, while moments from scattered lifestyle precincts and the Monash Freeway.