

**76 James Street, Northcote, Vic 3070**

woodards 

**House For Sale**

Wednesday, 27 March 2024

76 James Street, Northcote, Vic 3070

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 475 m2**

**Type: House**



Andrew Guarino  
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Mario Lionetti  
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**\$2,000,000 - \$2,200,000**

In a prized Ruckers Hill setting zoned to Northcote High, this impressive five bedroom, two bathroom residence has been beautifully updated offering superbly zoned living and seamless alfresco entertaining. Set on a 475m<sup>2</sup> (approx.) allotment, this attractive 1920s era home is the ideal place for a family to flourish and grow in a charismatic setting that's quiet, private and filled with natural light. Period character merges with modern quality as the home unfolds from a lofty entrance on polished timber floors to an elegant sitting room with an open fireplace and through panelled glass doors to a skylit, modern dining room featuring custom cabinetry. A magnificent new granite topped island kitchen featuring Bosch induction cooking, Miele dishwasher and excellent storage connects to the dining space that flows seamlessly to an entertainer's deck and landscaped gardens that include a versatile workshop. Generous double bedrooms are spread across two levels and share a renovated bathroom featuring a designer tub and black tapware, the first-floor master with its own ensuite, while additional features include soaring ceilings, panelled sash windows, open fireplaces, full laundry, ducted heating, split system air conditioning, and off street parking for two. Ideally situated within a short walk of vibrant High Street cafes and shopping, Westgarth Village and cinema, trams and well regarded schools, this home zoned to Westgarth Primary is set to impress. AUCTION: Saturday 20 April at 1.00 (unless sold prior)