

**8/44-46 James Street, Northcote, Vic 3070**



**Unit For Sale**

Thursday, 13 June 2024

8/44-46 James Street, Northcote, Vic 3070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Antony Harbor  
0406585435

**\$640,000 - \$680,000**

Offering city skyline views, this stylish and spacious 2-bedroom apartment is an unmissable Ruckers Hill opportunity near High Street. Peacefully hidden away in an exclusive boutique setting, this sensational apartment with almost 80 sq. metres of stunning internal space extends on a sophisticated single level to a full-width entertainment balcony showcasing elevated city and sunset views. Enhanced by split-system heating and cooling plus security intercom, the extra-large layout is architect-designed for optimal functionality launched by an oversized bedroom with built-in robes that offers 2-way ensuite access to a beautiful contemporary bathroom. Further on easy-care floor tiles is a European laundry while a substantial open-plan living and dining areas complemented by a full-sized and superbly-appointed gourmet kitchen including copious storage and stone-topped island bench. The second bedroom to the rear offering flexibility and the opportunity to wake up to Melbourne's skyline with Floor-to-ceiling and full-width glazing reveals a huge 17.5 sq. metre balcony that is perfectly perched high above Westgarth to capture natural light and an endlessly enjoyable outlook. Be inspired by the size, the vista and the prized position of this highly impressive apartment with a secure car space and storage cage that's literally only footsteps from Time Out magazine's 2024 Coolest Street in the World, High Street, and its amazing array of cafes, restaurants, bars and shops, Merri train station, trams, Westgarth cinema and Merri Creek parkland and trails.