

**88 Beavers Road, Northcote, Vic 3070**

**Nelson Alexander**

**House For Sale**

Wednesday, 12 June 2024

88 Beavers Road, Northcote, Vic 3070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 253 m2**

**Type: House**



Nicholas West  
0393474322



Stephanie Hawke  
0393474322

## **Auction \$1,250,000 - \$1,350,000**

Superbly positioned within a tightly held address within the Northcote High school zone and close to High Street's celebrated cafes, shops and transport, this light-filled, freestanding Edwardian home enjoys a warm & inviting interior that showcases a stylish renovation and generous accommodation flowing to a deep established north facing garden of approx. 253m<sup>2</sup> with car access (via ROW). Beyond the handsome block-fronted facade, a soaring arched hallway with ornate ceilings and warm timber flooring introduces two spacious bedrooms with built-in robes, a bright full width living room flowing to a large dining/family meals area with a modern open plan kitchen featuring ample storage plus a stylish bathroom & laundry. The house opens to a very large rear yard & pergola, established landscaped garden and workshop/storage plus easy off street parking. Add to all this - charming original fireplaces, high ceilings, period features, water tanks and split system heating/cooling for year-round climate comfort. Stepping outside your front door and you effortlessly connect with the Northcote community; an easy stroll to its buzzing bars, artisan cafes and grocers dotted along High Street and within Northcote Plaza. For a slower tempo, enjoy a myriad of surrounding parklands, playgrounds, scenic walking tracks, schools (Northcote High catchment) plus St Georges Road trams and Croxton train station leading straight into the heart of the CBD. One not to be missed!