

9 Balgonie Place, Northcote, Vic 3070



Sold House

Sunday, 25 February 2024

9 Balgonie Place, Northcote, Vic 3070

Bedrooms: 3

Bathrooms: 1

Area: 224 m2

Type: House



Louis Lin



Simon Lee

0433533828

Contact agent

(Currently tenanted)Approx. 6km to CBD, nestled within the GOLDEN central pocket prized for its huge potential on approx. 224m² land. Close proximity to every Northcote attraction where High Street meets Separation Street, this south facing bungalow achieves new heights of potential with three bedroom one living and rear parking access accommodation and its sun drenched north facing backyard !Positioned for Lifestyle, it's ideally located:- Cul-de-sac laneways (Extra parking permit to park in area)- Northcote Primary and Northcote High School Zone- Easy walk to Santa Maria College and Westgarth Primary School- Right next to Northcote Library- Cross the Road to Northcote Central and Northcote Plaza (with future development plan)- 100m walk to High Street Route 86 Tram to La Trobe University and RMIT Bundoora, and CBD , plus variety of lifestyle amenity including some of Melbourne's most renowned bars, restaurants and cafes- 508 Bus Stop at doorstep to Moonee Pond- 500m walk to Northcote Train Station- 450m walk to the famous All Nation Park- 750m walk to St Georges Road Route 11 Tram- 4 mins drive to brand new architectural designed Northcote Aquatic and Recreation Centre- 4 mins drive to popular Psarakos Market Thornbury- 5 mins drive to station street Fairfield for more shops and cafe- 10 mins drive to Preston market- Easy 15 mins drive to CBDOffering the savvy investor/renovator/builder/developer or owner occupier to polish and upgrade within the existing configuration to create value. There's also scope to take inspiration from surrounding properties and take this flexible home to a new level with an architectural extension, or you can take advantage of this prized location and transform it to your cash cow investment or Airbnb.Don't miss out this unique opportunity, contact Simon and Louis for more detail !