

**49 Gladstone Avenue, Northcote, Vic 3070**



**House For Sale**

Wednesday, 26 June 2024

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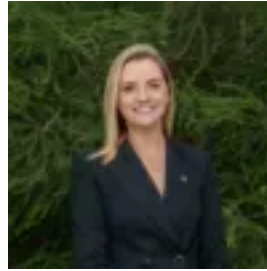
**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Grace Purchase  
0427397880



Paula Beavis  
0394039300

**\$1,700,000 - \$1,800,000**

Proudly featured in The Design Files and Sanctuary Magazine, this bespoke three bedroom cottage has been conceived by visionary architect Olivia van Dijk to redefine contemporary inner-north living with a sense of sustainability. Beyond the delightful north-facing façade lies high decorative ceilings, a bricked open fireplace and timber floors all working together to fashion period appeal. Meanwhile, on-trend enhancements see a split-level conversion favoured for its solar passive design. Luminous sun-filled windows and a tranquil light-well positioned for warmth create a cosy and inviting ambience throughout. Offering a reclaimed timber aesthetic is the custom-built kitchen/meals area; easy to navigate and well-appointed in freestanding Ariston cooking appliances, a combination of stone and stainless-steel surfaces, ample cabinetry, plus integrated seating/table crafted by renowned furniture maker Damien Wright. A gorgeous semi-vaulted ceiling shelters the spacious family domain showcasing concrete floors with underfloor hydronic heating, a Cheminees Phillippe fireplace and bi-fold windows that open up to the relaxed entertainer's deck. A wonderful transcend between indoor and outdoor space with the deck overlooking a water efficient rain garden boasting indigenous semi-aquatic plants. There is also potential for OSP if preferred (STCA) thanks to the rear laneway ROW via automatic roller door. Further inclusions comprise stylish tiled bathroom, hydronic heating in the bedrooms (two with BIRs), European laundry, expansive pull-down attic storage, double glazing and rainwater tank. Enviably located within a prestigious treelined street zoned to Northcote High and approximately only 6.5km to our vivacious city centre. Conveniently placed just minutes to Croxton Station, city-bound trams, thriving High Street eateries/bars/shops, Northcote Plaza, multiple schools and Gumbri Park.