

**25 Albert Street, Northcote, Vic 3070**

**Nelson Alexander**

**Warehouse For Sale**

Wednesday, 19 June 2024

25 Albert Street, Northcote, Vic 3070

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 5**

**Type: Warehouse**



Tom Alexiadis  
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## **Auction \$1,450,000 - \$1,550,000**

Step into a world where edgy warehouse aesthetics meet dynamic workspace functionality, this unique opportunity with appealing mixed zoning usage and basked in northerly light, stands as a testament to urban industrial design, blending raw materials with expansive open-plan living. Formerly hosting a boutique photography and co-working studio/event space, the property features high ceilings, exposed beams, and concrete floors that define the character of this unique space. The ground floor sets the stage with ample room for at least four cars, plus office, storage space and powder room with access to the first of two elevated mezzanine bedroom/office spaces. Ascend to the upper level and discover the main attraction—an expansive open space stretching approximately 8.4m in width and almost 13m in depth, crowned with a sleek stone kitchen, laundry and second mezzanine bedroom with walk in robe and bathroom. With its Industrial 3 zoning and appealing inner-city location, take advantage of both residential accommodation and commercial prospects for immediate returns, with further scope for future development (STCA). Perfect for those drawn to the vibrancy of nearby Westgarth Village, the tranquillity of Yarra River parklands and trails, plus easy access to freeways, transport & Melbourne CBD. Move quickly to take advantage of this rare opportunity to own a slice of architectural uniqueness in one of the city's most sought-after locales.