

63 Gladstone Avenue Northcote, VIC



### Warm, Distinctive & Desirably Placed

Superbly positioned in a coveted and quiet tree-lined street mere moments to trams, trains and Northcote's best features, this extraordinary Victorian is a distinctive and welcoming three bedroom home that proves quite a revelation. Polished floorboards and exposed brick walls combine in a warm palette, enhancing character and harmonising with enticing design that optimises space and incorporates thoughtful additions. Embrace meal preparation in the generous kitchen/dining with everything you need at your fingertips and French doors adjoining a relaxing side courtyard. Timber countertops include an island bench, kitchen storage is excellent and appliances range from a stove with five-burner gas cooktop to a canopy rangehood and dishwasher. A radiant separate lounge room impresses, leading to a large entertainer's deck and courtyard garden accessing a right of way. Bedrooms stand out with unexpected extras ? two bedrooms downstairs ( the front room hosts a handy mezzanine) whilst another is upstairs forming a delightful loft, perfect for watching city fireworks and well furnished with storage space. Further offering both a bathroom and powder room, solar panels, heating, cooling, Velux skylights and high ceilings, this charismatic home is zoned to Northcote High and a stroll to dynamic High Street and All Nations Park

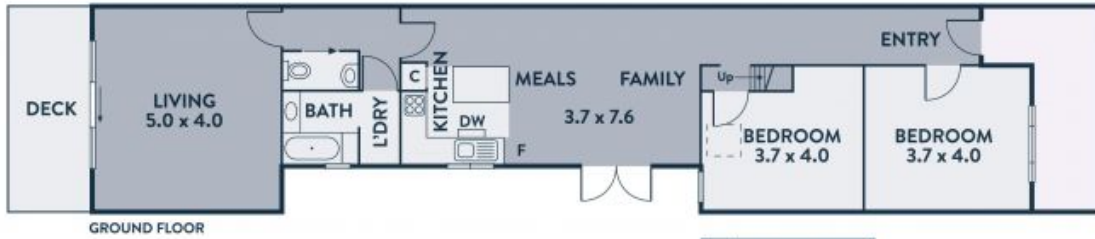
**Price:** \$1,270,000



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