



49 Gadd Street Northcote VIC

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Set on 722 M2 of land this contemporary warehouse has it all with 2 separate tenants currently paying \$119,000 p.a. combined

PART 1 Comprises of large open plan living with 4 bedrooms, 2 bathrooms and sep large study or 5th bedroom.

Large open plan living of over 180 M2s with views to private deck.

Modern contemporary kitchen with stainless appliances with stone benches and ample storage, solid timber floors and high rafted ceilings with an abundance of natural light. open plan family room with light filled studio/office area to be able to live, work from comfortably, fully airconditioned and with ample built in storage.

secure and private with access via remote roller door with 2 carparks and lock up garage, all perfectly positioned to an 80 meter walk to trams, and easy access to Northcote Rail,

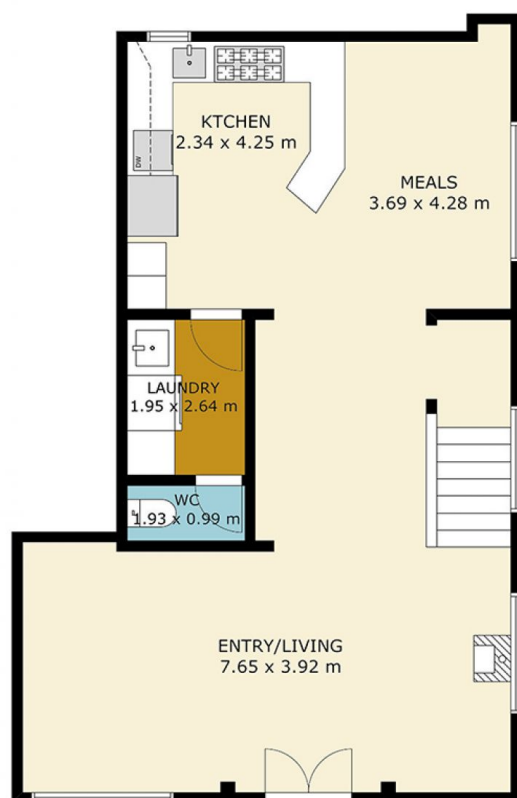
Price : \$3,200,000 to \$3,500,000
Building Size : 60 sqm
Land Size : 722 sqm
View : <https://www.hollandprice.com.au/sale/vic/north/northcote/residential/house/8073077>



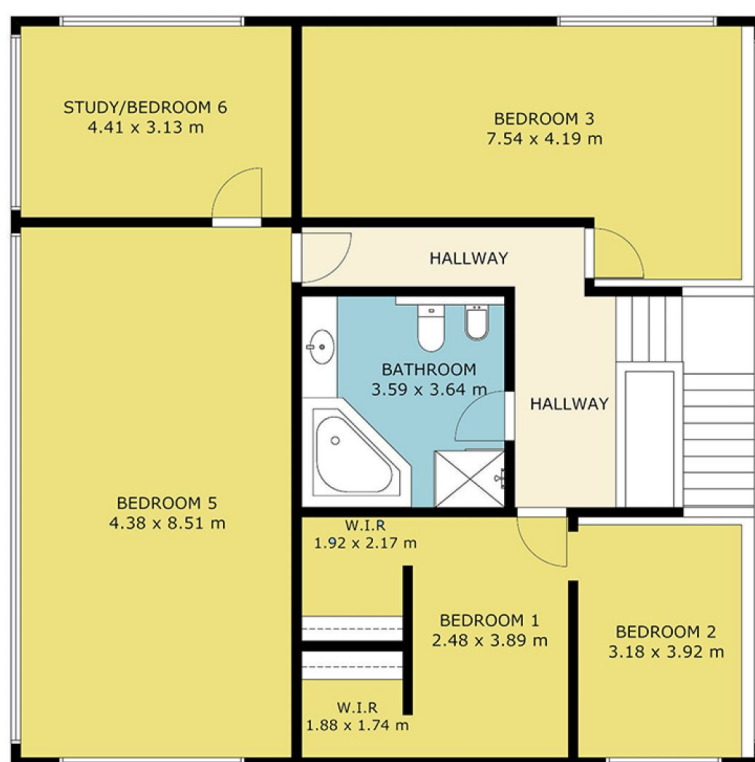
Robert Sordello
9384 0022



Jim Dandris
9384 0022



FLOOR 1



FLOOR 2

Scale in meters. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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