

**\$330,000 to \$350,000** | 2 1

7/116 Arthurton Road NORTHCOTE VIC



**\$330,000 to \$350,000**

🏠 2 📄 1



📍 7/116 Arthurton Road NORTHCOTE VIC

## Blank canvas potential

Primed and prepared for a new lease of life (STCA), let your imagination run free in this ground-floor 2-bedroom apartment perfectly placed to enjoy the best of Northcote.

Presenting as a blank canvas, work at your own pace and add instant value throughout spacious open plan living and dining underpinned by a large sunlit kitchen area. Both robed and sizeable bedrooms are overflowing in the all-day warmth of northern sunlight.

Bring your fresh ideas to the table with a special opportunity to customise every dazzling detail to match your vision. Make this home your special project today!

- 2 large north-facing bedrooms with built-in robes
- Bathroom with a shower over a bathtub
- Laundry capability
- Off-street parking
- One of 22 apartments in a leafy boutique block

Embrace inner-city living with all the lifestyle benefits. Walk to Batman Park, Merri Creek fitness trails, CERES, St Georges Road trams, local buses, Northcote trains and a tantalising selection of cafes, bars and restaurants.

For more information, please contact Anthony Inglese today.

### 3 x LITTLE THINGS WE LOVE

1. CERES Community Environment Park  
Beautifully maintained gardens and nursery
2. Batman Park  
Short walk to wide open greenery
3. Northcote Railway Station  
Easy stroll to city-bound trains

#### Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient.

Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.

## Auction date

Saturday 9 September, 11:00AM

**\$330,000 to \$350,000**

🏠 2 📄 1



📍 7/116 Arthurton Road NORTHCOTE VIC

---



**Anthony Inglese**

*Senior Sales Consultant - Licenced Estate Agent, Auctioneer, VIC*

anthony.inglese@little.com.au

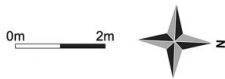
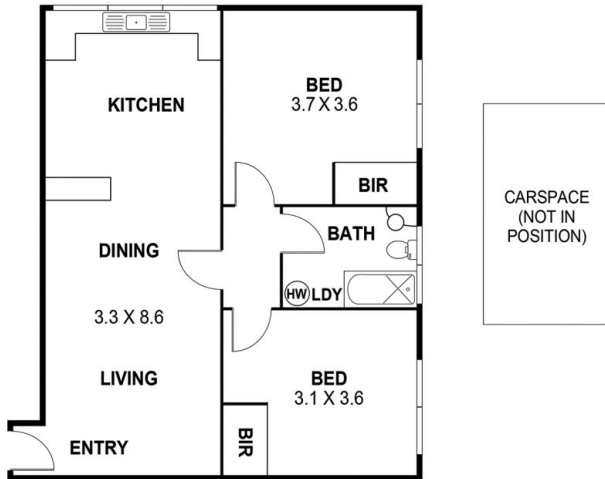
0411 455 878

**\$330,000 to \$350,000**

2 1



7/116 Arthurton Road NORTHCOTE VIC



This floor plan is intended as a guide only. Layout dimension are approximate only.  
No representations or warranties of any nature whatsoever are given or intended.  
Any person using this information should rely on their own enquiries.