

**140 Westgarth Street, Fitzroy, Vic 3065**

**Nelson Alexander**

**Sold House**

Friday, 27 October 2023

140 Westgarth Street, Fitzroy, Vic 3065

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 182 m2**

**Type: House**



Luke Chisholm  
0439392887



Sonya Laferla  
0419230985

**\$1,650,000**

Secure your place in a central, city-fringe locale and give your lifestyle an instant upgrade as the next lucky owner of this fabulous, three-bedroom home on a wide, tree-lined street. Blending period details with contemporary enhancements, this perfectly presented property with off-street parking via ROW has everything you need to start living in comfort and style. Positioned in the heart of Fitzroy, move straight in and enjoy a world of convenience at your door, close to both the Brunswick and Smith Street entertainment precincts.- Open-plan living space features a modernised fireplace surrounded by built-in joinery, and adjoins the light-filled dining area, bathed in light from floor-to-ceiling glass doors that flow out to the courtyard garden.- Large, two-tone kitchen showcasing beautiful mosaic tiled splashback, stainless steel appliances including dishwasher, and abundant storage.- Three bright and spacious bedrooms, including two with built-in robes, and two featuring original open fireplaces and custom joinery.- Central, modern bathroom with shower over bath and heated towel rail, complemented by a separate toilet, European laundry, and linen cupboard. - Charming landscaped courtyard garden enjoys raised garden beds with established plants and offers off-street parking for a small car via side ROW.- Additional highlights include attic roof storage, hydronic heating, split-system cooling in living space, ceiling fan in dining area, high ceilings and ceiling roses, period arched hallway, and polished timber floors. - Centrally located seconds from the vibrant Brunswick and Smith Street precincts, offering an abundance of cafes, restaurants, bars and shops. - Walk to Fitzroy Market, Fitzroy Swimming Pool, Edinburgh Gardens and other local parks, plus Brunswick Street trams providing direct access to the CBD.