

**159 Holden Street, Fitzroy North, Vic 3068**

A M S

**House For Sale**

Friday, 17 May 2024

159 Holden Street, Fitzroy North, Vic 3068

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 557 m2**

**Type: House**



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## Contact Agent

Showcasing a generously proportioned floorplan on sizeable land of 557m<sup>2</sup> approx, this well maintained, freestanding double-fronted home provides a golden opportunity to enjoy wonderfully spacious living with all the ease and convenience of a city-fringe locale. The thoughtful layout sees impressively large bedrooms zoned for privacy while the vast, open-concept kitchen and living space allows for seamless interaction with the generous backyard. Experience the best of the inner north with city-bound Nicholson Street trams at the end of the street, a wealth of eateries and shopping in the nearby Fitzroy North village, and the Capital City bike trail only a short stroll away. - Oversized kitchen with ample storage & dining area, adjoins main living/formal dining area, flooded with light from rear glass doors and windows. - Potential for multi unit development STCA - ROW - Second formal living area features built-in storage cabinets & gas fire place. - Three huge bedrooms. - Split system heating & cooling - Central bathroom complete with shower and free-standing bath. - Sizeable backyard with large garage/workshop, perfect for entertaining and alfresco dining, lawn area, and off-street parking via ROW. - Extra features include separate laundry room with additional toilet & high ceilings - Within metres of the city-bound Nicholson Street trams, and Holden Street buses. - Short stroll from the Capital City bike trail, picturesque Edinburgh Gardens, and vibrant Fitzroy North village, offering local cafes, first-class eateries, and boutique shopping. - Zoned to Brunswick South Primary School and Fitzroy High School.