

**166 Park Street, Fitzroy North, Vic 3068**

**Nelson Alexander**

**House For Sale**

Thursday, 22 February 2024

166 Park Street, Fitzroy North, Vic 3068

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Isabelle McEwan Marion  
0438806300



Peter Stephens  
0418104214

**Auction \$1,650,000 - \$1,750,000**

Perfectly placed across from the leafy Janet Millman reserve and the Capital City Trail, this charmingly renovated three-bedroom terrace presents an enticing opportunity for those in search of a move-in ready home in the coveted city-fringe locale of Fitzroy North. Boasting a sought-after position, it exudes immediate appeal and convenience, with Fitzroy North Village, St Georges Road trams, Edinburgh Gardens, and schools all just moments away. Simply unpack and relish in the effortless and convenient lifestyle this property affords.- Light-filled, open-plan living, dining and kitchen boasting generous breakfast bench with timber countertops, stainless steel appliances, and ample storage.- Three bright and airy bedrooms, two with built-in robes, zoned at the front of the home for peace and quiet.- Contemporary central bathroom flooded with natural light, showcasing a generously sized vanity.- Delightful paved outdoor entertaining courtyard with storage shed and pedestrian access via ROW.- Additional notable features include a well-established front garden, European laundry, hydronic heating, split-system air-conditioning, polished timber floors, high ceilings, and strategically placed skylights.- Walk to nearby transport with choice of St Georges Rd and Nicholson St trams, and Rushall train station.- Abundance of award-winning restaurants, bars, and local stores at buzzing Fitzroy North Village.- Easy access to Capital City Trail and nearby Edinburgh Gardens.- Zoned to Fitzroy North Primary School & Fitzroy High School.