

# 18/81 Alfred Crescent, Fitzroy North, Vic 3068

## Apartment For Sale

Thursday, 25 January 2024



18/81 Alfred Crescent, Fitzroy North, Vic 3068

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Vicki Sunbul  
0393441000



Jason Sharpe  
0438847700

**\$450,000-\$480,000**

Sitting right on Edinburgh Gardens, mere metres from all the brilliant boutiques, bars, restaurants and cafés of Fitzroy North Village, this newly-renovated top-floor apartment resides in a dream lifestyle locale, delivering an exceptional investment opportunity. Filled with natural light and pristine new features, the residence sits back from the street in a parkside position, offering a sense of serenity and treasured quiet. The central living/dining space finds a superb kitchen (oven, electric cooktop, dishwasher, wraparound bench with breakfast bar), the bedroom hosts walk-in robe, and the bathroom features gleaming new fittings and a spacious shower. Further highlights include split-system heating/cooling, communal laundry and off-street title parking space. Perfectly positioned for enviable Inner North living, all the open spaces and walking trails of Edinburgh Gardens serve as your veritable backyard. Trams, eateries and supermarkets along St Georges Road and Queens Parade are a few short steps away, and it's an easy stroll to Smith Street, Brunswick Street, Fitzroy Swimming Pool, Merri Creek Trail, Westgarth Cinema, Clifton Hill station and so much more. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.