

**202/341 George Street, Fitzroy, Vic 3065**

**Nelson Alexander**

**Apartment For Sale**

Wednesday, 17 April 2024

202/341 George Street, Fitzroy, Vic 3065

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Sonya Laferla  
0419230985



Luke Chisholm  
0439392887

## **Auction \$1,400,000 - \$1,500,000**

Crafted by the collaborative expertise of the Amber Property Group and the esteemed Jackson Clements Burrows Architects, this alluring two-bedroom home is nestled within a collection of only 17 residences. Notably, it showcases a clever design that seamlessly integrates with its surroundings, boasting meticulous attention to detail rarely seen. With its robust material choices and distinct Australian aesthetic, the apartment exudes a natural charm, inviting residents to bask in its serene beauty and understated allure. The property's prime location instantly captivates, situated mere meters from the vibrant hubs of Brunswick, Gertrude, and Smith Streets, as well as the tranquil Fitzroy Gardens, and a plethora of transport options.- Light-filled, open-plan living and dining space features full-height windows and glass sliding doors that seamlessly link with the impressive balcony, complete with inbuilt outdoor BBQ.- Gourmet kitchen highlights premium V ZUG appliances, integrated dishwasher, bespoke joinery, spacious island bench, marble countertops, butler's pantry with laundry facilities, and fluted glass details.- Two generous sized bedrooms with custom built-in robes and luxurious wool carpets; main bedroom boasts a lavish ensuite with floating, marble-top, double vanity, walk-in shower, and heated towel rail, while the second bedroom offers direct access to the balcony.- Luxurious main bathroom features floor-to-ceiling tiles, floating marble vanity, large walk-in shower, and artisan tapware by Sussex, custom-crafted for McLaren & Co.- Other notable highlights include engineered oak flooring, high ceilings, designer lighting, 3 zone ducted heating and cooling, rainfall showerheads, custom sheer curtains and blinds, secure intercom entry, lift access, secure parking for two cars, and storage cage.- Premium location is moments to transport with direct access to the CBD.- Walk to Smith, Brunswick and Gertrude Street precincts, brimming with world-class restaurants, stylish bars, and boutique shops.- Fitzroy and Carlton Gardens, Fitzroy Swimming Pool, and local Fitzroy markets all in close proximity.