

21 Napier Street, Fitzroy, Vic 3065

Nelson Alexander

House For Sale

Thursday, 11 April 2024

21 Napier Street, Fitzroy, Vic 3065

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Sonya Laferla
0419230985

Auction \$2,700,000 - \$2,900,000

Through the vine-covered rose arbour and behind the shutter-sheltered windows of this three-level period dwelling hides an unexpectedly large home rich in history charm and features. Thanks to the creative use of walk-through internal courtyards and skylights, the home's extensive interior is filled with natural light and presents long, internal sightlines. The light enhances the height of the ceilings, and accents the quality finishes and inclusions throughout. Set in a tightly held district within 1km of the top of Collins Street and close to Fitzroy Gardens and the Gertrude Street, Smith Street and Brunswick Street entertainment precincts, the home has an exceptional city-fringe location.- Three bright and airy bedrooms occupy the first and second levels, including the East-facing primary suite, complete with open fireplace and adjacent dressing room, and serviced by the private, first-floor bathroom featuring large shower, free-standing lions-foot tub, and heated towel rail.- Up a second set of stairs is a surprisingly private bedroom and dedicated study.- Generous chef's kitchen showcasing ample, stainless-steel benchtop space and shaker-style cabinetry, a gourmet 5-burner stovetop oven, appliance cupboard, and integrated dishwasher.- Well-equipped central bathroom boasting extra-large shower, cupboard space, heated towel rail, and Euro laundry.- Separate dining area and formal lounge offer open fireplace, custom joinery shelving, and soaring ceilings — with custom, tri-fold doors enabling the lounge to be enclosed into a winter "snug".- Glass-roofed conservatory with a courtyard at either end — a highlight.- Vast rear living space with raked ceiling, illuminated by north-facing clerestory windows opens out to the courtyard via floor-to-ceiling concertina, glass, doors.- Landscaped rear courtyard with built-in bench seating, abundant storage, and secure, off-street parking via ROW access from Little Napier Street.- Additional features include, hydronic heating and split-system air-conditioning, timber floorboards, high ceilings, two internal lightwell courtyards, and understairs and roof storage.- Zoned to Fitzroy Primary School and Collingwood College.