

**212-216 Gore Street, Fitzroy, Vic 3065**

**Nelson Alexander**

**Sold House**

Thursday, 5 October 2023

212-216 Gore Street, Fitzroy, Vic 3065

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 372 m2**

**Type: House**



Rick Daniel  
0409737985



Peter Stephens  
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## Contact agent

Located in a premium, leafy pocket of Fitzroy, seldom does an opportunity like this present itself with such immense potential. This prime piece of real estate offers an extraordinary opportunity to secure a 372sqm (approx.) corner allotment boasting a 32m frontage to Gore Street and north-facing backyard, sure to captivate buyers looking to build their custom dream home, as well as builders and developers in search of their next visionary venture (STCA). Whatever your plans may be for this exclusive piece of real estate, your ideas will benefit from the area's amenities and the highly prized location, within walking distance of famed Gertrude Street with award-winning restaurants and trendy bars, as well as the Smith and Brunswick Street entertainment precincts.- Comprising three bedrooms and one bathroom.- Large living room, kitchen, dining, and full-size laundry.- North-facing backyard with garage/workshop and additional off-street car space.- Walk to your choice of tram line, local boutique stores, Royal Exhibition Building and Carlton Gardens, and just minutes to the CBD.