

**22 Garfield Street, Fitzroy, Vic 3065**



**House For Sale**

Thursday, 9 May 2024

22 Garfield Street, Fitzroy, Vic 3065

**Bedrooms: 1**

**Bathrooms: 1**

**Type: House**



Marcus Kassab  
0412987006



Trevor Gange  
0499332211

**\$900,000 - \$950,000**

A tranquil haven in a prized Fitzroy heartland pocket, this elegant Victorian is brilliantly updated and beautifully presented just a short stroll to the buzz of Brunswick Street. Tucked away between Moor and Bell Streets at the end of a terrace row, this compelling semi-detached cottage presents an exceptional city-edge opportunity highlighted by quality appointed living and a generous courtyard garden with a remarkable sense of space and rear ROW. High ceilings with decorative cornices, brand-new carpet and fresh paintwork create a fabulous first impression as the layout unfolds to reveal a superb bedroom with plantation shutters, custom built-in robes and split-system heating and cooling. Further is a delightful air-conditioned living room and a smart central bathroom before an impeccably renovated new kitchen and meals area with a European laundry that boasts top-line Bosch appliances (induction cooktop, oven, dishwasher), integrated fridge/freezer, sleek stone benchtops and excellent soft-close storage. French doors open to the landscaped rear courtyard where a paved patio and level lawn provide an idyllic place of peaceful privacy to entertain guests and enjoy a leafy big-sky outlook unusual for Fitzroy. Instantly impressive with approved plans to expand if desired, this captivating single-storey home in a sought-after location is desirably situated within effortless walking distance to cafes, restaurants, wine bars, shops, supermarkets and the Carlton Gardens as well as Lygon Street and Melbourne University.