

**224 Gore Street, Fitzroy, Vic 3065**

**Nelson Alexander**

**Sold House**

Saturday, 2 March 2024

224 Gore Street, Fitzroy, Vic 3065

Bedrooms: 4

Bathrooms: 1

Type: House

**\$2,406,000**

Prominently positioned on the corner of Moor Street, this elevated Edwardian residence stands as a testament to timeless elegance, its heritage allure meticulously preserved whilst gracefully embracing the comforts of modern refinement. A sprawling sanctuary of history and charm with original details including multiple open fireplaces and lofty ceilings, it boasts flexibility and convenience for urban families. Light and spacious, it features four bedrooms, updated central bathroom, living room, formal dining/study/fifth bedroom, and separate contemporary kitchen/meals. Outside the private courtyard garden with a northern aspect offers a tranquil retreat from the bustling world beyond its confines and includes pedestrian gate access to Moor Street. Other highlights include gas ducted heating, evaporative cooling, separate laundry and second WC. Walk to Smith, Gertrude and Brunswick Streets, trams, fine dining, bars and eateries, parks, schools, Fitzroy Pool, universities, hospitals, and the CBD. A reminder of the elegance and style that define the Edwardian era, all the while offering the amenities and comforts that cater to the contemporary way of life.