

235 George Street, Fitzroy, Vic 3065

Nelson Alexander

House For Sale

Thursday, 9 May 2024

235 George Street, Fitzroy, Vic 3065

Bedrooms: 4

Bathrooms: 1

Type: House



Luke Chisholm
0439392887



Sonya Laferla
0419230985

Auction \$1,700,000 - \$1,800,000

A promising prospect, this charismatic, balcony terrace located in the heart of Fitzroy presents an outstanding opportunity for those with vision to create their dream home and reap the rewards. Available for the first time in over 40 years and sporting a flexible floorplan filled with northern light, the property is packed with potential for future enhancements and renovation (STCA), while the desirable location enjoys proximity to Brunswick and Gertrude Street entertainment precincts, transport, and open green spaces.- Light-filled living space with open fireplace, flows through to the kitchen and meals area.- Four bright bedrooms, three zoned to the upper level, along with a separate study, serviced by the main bathroom.- Ground level bedroom offers flexibility as a dedicated home office or potential 2nd living room.- Sizeable courtyard with west-facing aspect and ROW access via side gate.- Additional highlights include large laundry room, additional separate toilet, original timber staircase, timber floors, high ceilings, heating, multiple open fireplaces, and period details dotted throughout.- Premium location is moments to transport with direct access to the CBD.- Walk to Brunswick, Gertrude and Smith 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.- Zoned to Fitzroy Primary School and Collingwood College.