

**24 Fitzroy Street, Kirribilli, NSW 2061**



**Sold House**

Friday, 8 September 2023

24 Fitzroy Street, Kirribilli, NSW 2061

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 252 m2**

**Type: House**



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## Contact agent

Graciously poised behind stunning landscaped gardens, this magnificent Victorian terrace house basks in an ideal north to rear aspect and boasts dual street access with double garaging off Bligh Street. Positioned around 50m from the heart of vibrant Kirribilli village, discover the endless appeal of this prestigious postcode resting at the foot of the iconic Sydney Harbour Bridge. Filtering northern sun inward at every opportunity, innovative additions and strategic window placement maximise natural light throughout. Freshly painted inside and out with glamorous black accents punctuating the nostalgic 1880s architectural details, new carpets have stylishly softened the interiors. Adjoining formal rooms each open out to the great outdoors through elegant arched French doors, both the lounge and dining spaces are warmed by marble framed gas fireplaces. A relaxed sunlit family room steps out to the north facing entertaining patio through a wall of bi-fold doors, more French doors connect this easy living space to the internal courtyard. Maintaining grand proportions across each level, the master bedroom adjoins a filigree balcony with views from the sandstone pillars of the bridge to the bright lights of the cityscape. Northern balconies extend from the second and third bedrooms, the multipurpose fourth bedroom is versatile as a top floor rumpus room or dual-station home office. Serviced by two bathrooms and a guest powder room, there is also a cleverly concealed laundry, stylish new light fittings and ducted reverse-cycle air-conditioning. Part of a historic streetscape, upon a pretty tree lined street footsteps from popular cafes, leading private schools and Milsons Point Train Station. Close to the harbour foreshore too, Bradfield Park, Kirribilli Wharf and waterfront restaurants are all a short stroll away from this enviable city fringe address.

- Bi-fold doors divide the formal lounge and dining
- Twin gas fireplaces framed by striking solid marble
- Granite galley style kitchen, breakfast bar seating
- Asko dishwasher, gas cooktop and Electrolux oven
- New timber look floor in north facing family room
- A wall of bi-fold doors link family room to courtyard
- Master with built-ins and French doors to balcony
- Built-in desk and robes from bed two with balcony
- Juliet balcony off bed three with northerly views
- Two bathrooms, main featuring a separate spa bath
- Northern windows pouring light into the top floor
- Low maintenance 252sqm block, internal courtyard
- Checkerboard tiling, well-placed guest powder room
- Concealed laundry and ducted air-conditioning
- High ceilings, detailed cornicing and new lighting
- Ceiling fans, high skirting boards, skylights, ceiling roses
- Auto access to double garaging off Bligh Street
- 250m to Milsons Point Station, 650m Kirribilli Wharf
- 250m to Loreto, footsteps to Aloysius' Junior School
- 8 min drive into Wynyard, 5 minute train trip to CBD

For more information or to arrange an inspection, please contact David Gillan 0411 255 914 \* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided.