

# 255 George Street, Fitzroy, Vic 3065

**Nelson Alexander**

## House For Sale

Friday, 2 February 2024

255 George Street, Fitzroy, Vic 3065

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



Roland Paterson  
0417367997



Henry Rutherford  
0468998001

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

Boasting a central locale in the heart of Fitzroy, this renovated 1886 semi-detached, four-bedroom terrace is move-in ready, presenting a low maintenance and convenient lifestyle for the lucky buyer. The iconic Victorian facade heralds a home packed with modern refinements and dotted with period detail. The arched hallway and warm timber floors complement the updated kitchen and modern bathroom to provide a city-fringe home brimming with character. Instantly appealing for its convenient location, the property is meters from the lively Smith, Brunswick and Gertrude Street scenes, Fitzroy and Carlton Gardens, and myriad transport options.- Spacious living/dining area flows seamlessly out to a covered outdoor entertaining deck that overlooks the lush garden.- Well-equipped kitchen featuring stainless steel appliances including dishwasher and large pantry.- Two double bedrooms with BIR zoned to the front of the home, oversized primary suite on upper level enjoys an ensuite with shower over bath and WIR, while the fourth bedroom set independently at the rear of the property features separate entry and offers versatility as a home office.- Renovated main bathroom, centrally located on ground level, with toilet and walk-in shower.- Sunny, west-facing, sanctuary garden provides the perfect place to retreat from the hustle and bustle of everyday life, with rear pedestrian access via ROW.- Highlights include stunning original fireplaces and period hallway arch, high ceilings, timber floors, European laundry, and split-system heating/cooling. - Premium location is moments to transport with direct access to the CBD.- Walk to Smith, Brunswick and Gertrude 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.