

# 33 Rushall Crescent, Fitzroy North, Vic 3068

Nelson Alexander

## House For Sale

Thursday, 25 April 2024

33 Rushall Crescent, Fitzroy North, Vic 3068

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Sonya Laferla  
0419230985



Luke Chisholm  
0439392887

## **Auction \$2,950,000 - \$3,200,000**

Drawing from the timeless allure of its hawthorn-brick façade and distinguished front garden, this exceptional, semi-detached terrace home harmoniously integrates period charm with contemporary enhancements. Renovated to exacting standards, the property exudes elegance with its grand period features and striking architect-designed extension, evoking a sense of sophistication and understated refinement. Boasting bespoke details and close proximity to Fitzroy North Village and Rushall Reserve, this luxurious residence flaunts both the benefits of its intelligent design and coveted city-fringe setting.- Expansive open-plan living and dining area features a striking wall of windows and glass sliders with view onto leafy side-garden, enhancing the grandeur of the room.- Gourmet stone-top kitchen showcases custom white cabinetry with walk-in butler's pantry, complemented by premium cooking appliances including induction cooktop, integrated Bosch dishwasher, generous island, and abundant storage.- Three spacious bedrooms, deluxe primary suite zoned towards the front of home for privacy enjoys stunning open fireplace, fitted WIR and ensuite, while the remaining two bedrooms on upper level come complete with BIR.- Versatile second living space presents multiple possibilities, serving as a formal lounge, potential fourth bedroom, or dedicated home office, enriched by a beautiful open fireplace, offering flexibility for various needs.- Generous, light-filled family room features custom shelving, while the stylish main bathroom with luxe bathtub completes the upper level.- Tranquil, landscaped backyard garden featuring paved entertaining area, secure storage shed, and off-street parking space accessed by remote roller door via ROW.- Additional highlights include guest powder room, laundry room, hydronic heating, split-system air-conditioning, high ornate ceilings and period details, striking staircase, and storage options including attic.- Nearby public transport within minutes' walk includes Rushall Train Station, and choice of Queens Parade and St Georges Road trams.- Meters from the Capital City and Merri Creek trails, and short stroll from Rushall Reserve and Edinburgh Gardens.- Abundance of award-winning restaurants and local stores at buzzing Fitzroy North Village and Queens Parade Village.- Zoned to Fitzroy North Primary School & Fitzroy High School.