

36 George Street, Fitzroy, Vic 3065



House For Sale

Friday, 31 May 2024

36 George Street, Fitzroy, Vic 3065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$2,700,000 - \$2,800,000

A tightly-held treasure with dual Little Gore Street frontage and secure parking, this elegant 4 bedroom and study balcony terrace presents a rare city-edge lifestyle opportunity by the border of East Melbourne and the Fitzroy Gardens. An established leafy courtyard and classically beautiful façade introduce the extensive interior of this outstanding Victorian that opens to a deep east-facing, low-maintenance garden. Enviably situated on one of cityside Fitzroy's most coveted treelined streets, this impressive terrace residence showcases a refined 2-level interior of functionality and flexibility to adapt with ease to changing needs within a short stroll to surrounding landmark attractions. Remote-control roller door access from Little Gore Street for effortless off-street parking enhances the exceptional appeal of this spacious period home where a comfortable ground-floor setting is launched by an inviting arched hallway, a gracious sitting room and a formal dining room. Central is a well-appointed kitchen and meals area before a versatile study/library, bathroom with laundry area and a peaceful living room opening to a covered alfresco area. High ceiling levels continue upstairs where there is a central bathroom and 4 completely comfortable bedrooms (2 with built-in robes) including a huge main with an open fireplace and access to the balcony. Additional features include hydronic heating, split-system air-conditioning, decorative fireplaces, heated bathroom towel rails, polished floorboards and ample storage. An inner-Melbourne oasis of unique appeal, this large Victorian residence offers excellent convenience within walking distance to Gertrude and Smith Streets' renowned restaurants and cafes, shopping, trams, the Fitzroy Gardens, MCG, East Melbourne hospitals and CBD arts and theatre precincts.