

**38 Bell Street, Fitzroy, Vic 3065**

**Townhouse For Sale**

Tuesday, 2 April 2024



38 Bell Street, Fitzroy, Vic 3065

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Matt Davidson  
0447766630



David Melatti

## Forthcoming Auction

Discover the epitome of luxury living in this exceptional Blue Ribbon Home nestled in the heart of eclectic and vibrant Fitzroy. Boasting a coveted tri-level design, this residence offers an enviable lifestyle amidst the vibrant ambiance of Brunswick Street and Gertrude Street. Indulge in an abundance of renowned restaurants & bars, cafes including Bell St café, specialist shops, with trams on Brunswick and Nicholson Streets to the Melbourne CBD just moments away. Adjacent to Carlton Gardens, enjoy the tranquility of green spaces right at your doorstep. Step inside to experience the seamless fusion of elegance and convenience. The meticulously designed layout features two spacious bedrooms and bathrooms, exuding classic architectural charm. Immerse yourself in comfort with as-new wall-to-wall carpeting, freshly painted throughout, hydronic gas heating, and a separate living area perfect for relaxation. Entertain with ease in the well-appointed kitchen and meals area, boasting gas cooking, a pantry, dishwasher, and floorboards. Adorned with ample cupboard space and a split system air conditioning unit, this light-filled space opens onto two expansive balconies, ideal for alfresco gatherings. A convenient powder room adds practicality, complementing the third toilet for added convenience. Upstairs, filled with natural light, retreat to two generously sized bedrooms, each adorned with built-in robes and ensuite bathrooms. Luxuriate in the master bedroom's split system air conditioner, ensuring year-round comfort. Additional features abound, including NBN readiness, a wall-mounted bike rack, and a north-facing balcony offering serene views. Abundant storage solutions, a separate laundry, and secure single remote garage with internal access complete this remarkable & rare offering. Don't miss the opportunity to make this extraordinary Blue Ribbon Home your own. Live effortlessly amidst luxury, style, and convenience in the heart of Melbourne's inner beauty, or add it to your portfolio as an A-grade investment with great returns and exceptional growth. Invest in luxury, invest in lifestyle, invest in inner Melbourne's finest. Contact us today to secure your piece of this exclusive opportunity."