

**46 Freeman Street, Fitzroy North, Vic 3068**



**House For Sale**

Thursday, 29 February 2024

46 Freeman Street, Fitzroy North, Vic 3068

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Michael Amarant  
0411144569

**\$1,200,000 - \$1,300,000**

Rich in period appeal 'Verbena Cottage' sits in the tree lined heartland of North Fitzroy. Appealing and immediately comfortable the home offers a 'blue chip' inner city location with Edinburgh Gardens at the end of the street - whilst Fitzroy North Village, Rathdowne Village and Brunswick Street all just a short stroll away. Comprises two good sized downstairs bedrooms, central bathroom/laundry, modern kitchen and meals area opening onto an open plan living area with French doors revealing a tranquil courtyard. The point of difference is the upstairs study (or 3rd bedroom) with wrought iron staircase and light filled living offering 2nd living zone/ study or 3rd bedroom possibilities. Additional attic storage, side ROW access and scope to further enhance adds to the appeal of this alluring Victorian era home. With trams 11 & 96 close by, easy access to the Eastern Freeway/Peninsula Link, and the CBD all within close proximity.