

**50 Napier Street, Fitzroy, Vic 3065**



**House For Sale**

Wednesday, 12 June 2024

50 Napier Street, Fitzroy, Vic 3065

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



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**\$2,200,000 - \$2,400,000**

Expressions of interest One of only eight bluestone terraces that make up the esteemed Falconer Terrace, 50 Napier Street is a true gem of pre-federated Australia on the edge of the CBD. Marvellously refurbished in London townhouse style, this beautifully unique home exhibits a remarkable restraint and simplicity of style, resulting in an inner-city sanctuary brimming with modern conveniences. Built in 1866-84 by the prominent Fitzroy developer John Falconer, this stately building, distinguished by its 'conservative classical' style and keystone archways, represents one of the few complete terrace facades still standing in Melbourne, emphasizing its architectural significance. Stepping inside, the home's beauty is reflected in the hall's high ceilings, off which leads the lounge and formal dining, both with ornate fireplaces, the contemporary kitchen, complete with bespoke cabinetry, butcher block counters, farmhouse sink, tiled splashback, and premium, stainless-steel cooktop oven and dishwasher, and east-facing, landscaped courtyard, comprising a perfectly private home office with a vista over the mature garden, and ROW access via Little George Street. Ascending the restored, original staircase to the upper level finds the home's three bedrooms, including the spacious primary with built-in robes and fireplace, all serviced by two bathrooms, the larger sublime one boasting terrazzo-look floors, walk-in shower, free-standing designer tub, floating vanity and skylight. Sure to captivate even the most discerning of buyers, the property's extra features include hydronic heating, polished timber flooring, understairs storage, period-style moulding and plasterwork, and immediate proximity to the CBD and a host of surrounding amenities, including the famed Gertrude Street strip, Fitzroy and Carlton Gardens, and zoned schools, Fitzroy Primary and Collingwood College.