

**526 Rae Street, Fitzroy North, Vic 3068**

**Nelson Alexander**

**House For Sale**

Wednesday, 7 February 2024

526 Rae Street, Fitzroy North, Vic 3068

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Sonya Laferla  
0419230985



Luke Chisholm  
0439392887

## **Auction \$1,300,000 - \$1,400,000**

Sheltered by the fabulously lush front garden, this solid, semi-detached Victorian terrace heralds a recently renovated home packed with premium fixtures and finishes and dotted with period detail. Making skilled use of the generous floorplan, north-facing windows that run the length of the home illuminate all the internal spaces, enhancing the ceiling height and highlighting the timber floors. Situated in a popular neighbourhood, the location is minutes from transport and the bustling Fitzroy North Village, offering a top-notch selection of local cafes and restaurants.- Two bright and airy bedrooms, each offering built-in robes and split systems, one with period-style fireplace, and both zoned to front of home for privacy.- Large, open-plan living and dining areas boast built-in TV unit and bookcase including wine clubs, split system, and grand north-facing windows that flood the home with natural light.- Sleek kitchen complete with bold cabinetry, island bench with stone waterfall benchtop and seating, induction cooktop, stainless steel splashback and benches, and servery window to covered pergola, ideal for year-round entertaining.- Chic, fully tiled central bathroom features terrazzo floor, walk-in shower, large bathtub, mirrored face-level cabinets, and floating timber vanity.- Generous roof storage area with retractable stair access, 3KW solar system, European laundry, and separate toilet. - Generous, east-facing courtyard is decked with solid hardwood spotted gum deck, built-in seating, undercover area, raised garden beds, and pedestrian ROW access.- Within minutes of city-bound transport, including Nicholson Street and St Georges Road trams, and Merri train station.- Walking distance from Fitzroy North Village, Inner Circle-Janet Millman Reserve, and the idyllic Merri Creek trails.- Zoned for Isabel Henderson Kindergarten, Merri Creek and Fitzroy North Primary Schools and Northcote and Fitzroy High schools.