

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

**Nelson Alexander**

**House For Sale**

Friday, 19 January 2024

55 Rae Street, Fitzroy North, Vic 3068

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Nicholas Exarchos

0468304634

**Auction \$1,800,000 - \$1,950,000**

"LEAMINGTON" - retaining all the grace and grandeur of its Victorian origins, this balconied terrace presents a fantastic city-fringe lifestyle opportunity with its generous dimensions, immediate quality and exceptional renovation potential. Situated in one of Fitzroy North's premier tree-lined streets, the home itself showcases a large master bedroom with its own WIR and private ensuite, as well as three additional bedrooms (also large) and updated main bathroom. Further underscoring its sizeable floorplan is the inclusion of an elegant front living room, sunroom at the rear and granite-bench kitchen/meals area with dishwasher and stainless-steel cooking appliances. Towering ceilings with ornate plasterwork add to the allure, along with hydronic heating, split-system air conditioning, quality laundry facilities and under-stair storeroom, plus a front balcony to enjoy the leafy outlook and brick-paved backyard complete with off-street parking option via ROW. Walking distance to a choice of tram lines, Fitzroy Swimming Pool and the open spaces of Edinburgh Gardens, it's also close to popular schools and the buzz of Brunswick Street, as well as easy access to Clifton Hill Station.