

**56 Nicholson Street, Fitzroy, Vic 3065**

**Nelson Alexander**

**House For Sale**

Friday, 3 May 2024

56 Nicholson Street, Fitzroy, Vic 3065

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**EOI \$3,500,000 - \$3,700,000**

On the edge of the city - A Fitzroy Landmark On the edge of the CBD in the heart of Fitzroy, 'Royal Terrace' circa 1854 is a landmark row of Georgian-style architecture where this historic home has spectacular views of the World Heritage-listed Royal Exhibition Building. Renovated and extended this unique Victorian over three levels with multiple living zones offers flexibility with elegant formal and informal living and dining, five large bedrooms, the main bedroom with ensuite and views of the city and Exhibition Building, and a central luxurious bathroom. Extended to the rear with timeless contemporary style with a sun filled northern and eastern aspect comprising living, dining and an entertainers' kitchen equipped with high-quality appliances, stone benchtops, and ample storage plus a large private courtyard. And with a secure, remote carport and four car parking spaces located at the rear, easily accessed via Royal Lane, convenience and accessibility are assured. Soaring ceilings, arched hallways and multiple fireplaces blend effortlessly with modern inclusions including hydronic heating, refrigerated cooling and heating, storage, electric blinds in the dining/living, European laundry, and guest powder room. On the edge of the city in a vibrant location opposite Carlton Gardens, offering boutique shopping, fine dining and entertainment with Gertrude, Brunswick, Smith & Lygon Streets are all just steps away.