

**63 Holden Street, Fitzroy North, Vic 3068**

**Nelson Alexander**

**Sold House**

Thursday, 26 October 2023

63 Holden Street, Fitzroy North, Vic 3068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$1,452,000**

Townhouse 10: Idyllic urban living in sought after Fitzroy North this timeless semi-detached town residence with its clever design, successfully fuses style, form, and function. Bathed in northern light and ideally set back from the street, this fabulous home offers the added convenience of a secondary pedestrian entrance at the rear, making it ideal for working from home. Elegantly arranged and meticulously cared for, this secure & inviting residence boasts three bedrooms (2 bedrooms on the ground floor), with the option to use one as a separate living area or a home office with its own separate entrance. The main bedroom sanctuary, located on the top floor, features a contemporary newly renovated ensuite and spacious built-in robes. The ground floor hosts 2 further bedrooms plus a luxuriously renovated 2nd bathroom complete with a separate bath. The mid-level is dedicated to a dining area, a stylishly renovated kitchen showcasing a long freestanding island bench, and quality stainless steel appliances. The living area is a focal point of this home, with a soaring cathedral ceiling and offering seamless access to a sun-drenched north-facing terrace, providing a picturesque, leafy view of the heritage surroundings. Well-appointed throughout this exemplary home includes two secure, undercover car spaces, electric panel heating, split system heating and cooling, intercom entry, European laundry, and storage plus beautiful garden & community surrounds. In a quiet location easily accessible to the CBD it is close to cafes, restaurants and shops, Fitzroy North Village, a choice of trams on Nicholson Street or St Georges Road, Merri Creek trails and parks, schools, and bike paths. Nelson Alexander Pty Ltd.