

# 74 Alexandra Parade, Fitzroy, Vic 3065

**Nelson Alexander**

## Sold House

Friday, 11 August 2023

74 Alexandra Parade, Fitzroy, Vic 3065

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 344 m<sup>2</sup>

Type: House

## Contact agent

Nestled in a sought-after Fitzroy locale, this recently updated residence enjoys an enviable position surrounded by trendy cafes, lively shopping, and abundant transportation choices. Boasting rear ROW access, this charming home ticks all the boxes for a valuable real estate investment, including prime location, ample proportions (344m<sup>2</sup> approx.), and tremendous future potential (sold with approved plans and permits for a luxurious renovation). The current layout features four spacious bedrooms, a separate living area, an upgraded kitchen with brand new stainless-steel appliances, a bathroom, rear laundry with a separate toilet, and off-street garage parking via driveway. Positioned in the heart of dynamic Fitzroy, just moment away from diverse shopping, cafes, and eateries along Brunswick and Smith Streets, with Nicholson Street trams at your doorstep. Additionally, enjoy easy access to parklands, schools, freeways, Fitzroy Swimming Pool, and a leisurely stroll into the heart of Melbourne CBD. This property presents a fantastic opportunity to craft something extraordinary in a prime city-fringe Fitzroy setting. With a rare and unique offering, seize the chance to bring your dream home to fruition on this impressive blank canvas.