

74 Fitzroy Street, Geelong, Vic 3220

House For Sale

Friday, 24 May 2024

74 Fitzroy Street, Geelong, Vic 3220

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 564 m2

Type: House



Demi Lynch
0499550114



Seka Powell
0409235245

\$1,550,000 - \$1,659,000

PRIVATE INSPECTION ONLY (PHOTO ID REQUIRED) This impeccable and inviting Federation-style home offers a high-end blend of stylish period details with modern conveniences and comfortable spaces to complement contemporary life. Rich in character and inviting from the outset, a paved pathway leads through attractive manicured shrubbery to an integrated verandah and front doorway featuring stunning stained-glass panels. A grand long hallway painted in contemporary white impresses with its high ceilings, polished Baltic floors, pendant lighting and central fretwork that add architectural interest. Two spacious bedrooms at the front of the home are bathed in lovely light through large windows fitted with quality shutters, and are truly comfortable in size, offering large built-in robes, along with a lovely neutral colour palette to suit all tastes. A third bedroom sits down the hall and boasts plentiful storage space with a three-door robe. A large, elegant bathroom features a separate shower, freestanding bath, and pedestal vanity - a comfortable retreat to relax within. An expansive main bedroom is up a flight of stairs, allowing for personal adult space away from the family hub, and includes a large walk-in robe and an ensuite with shower, bath and toilet. Downstairs, the formal living space is certainly a showstopper; adorned with two sets of beautiful timber French double doors, three sets of sash windows, a feature tiled fireplace with ornate overmantle and stunning original stained-glass motifs. Comfortable and light-filled, this space offers an appealing blend of period detail with modern touches and is simply perfect for gatherings of family and friends or quiet evening retreats. Back to the hallway and ascending a step, we arrive at the living and dining area, which offers a more casual atmosphere, but no less impressive with its polished floorboards, soaring timber-lined ceiling, recessed and pendant lighting and contemporary open layout that is welcoming, warm and comfortable. The kitchen is the heart of the home, and overlooks the living zone. It features quality stainless steel appliances including a 900mm gas oven and cooktop, walk-in pantry, central workbench, and built-in microwave. The decorative dishrack and overmantel add vintage charm, while the dishwasher, spacious fridge cavity and large neutral tiles, provide modern conveniences without compromising the timeless aesthetic. The addition of a spacious window seat nook in the living space amplifies the sense of relaxation and comfort, and provides the most enticing spot for unwinding with a book, napping or simply enjoying the view of a backyard oasis. The study is adjacent to this area, and offers a tranquil work-from-home environment with a double-door opening, built-in bookshelves, and overlooking the serene backyard that comes complete with a swim spa and small lawn area. Moving to the rear of the property, a large 8x5m garage with back street access and remote-control access is a valuable asset, and features ample space for storage or potentially serves as a studio or teen retreat with its sizable mezzanine floor. Adjacent to the garage is another substantial space measuring 6x7m, offering caravan-height access plus shelving for equipment storage, making it an ideal solution for those needing additional workspace, caravan storage, or room for medium-sized boats. Heating and cooling needs are thoroughly met, with a hydraulic heating system providing efficient warmth during colder months, a split-system in the family/living zone offering customizable climate control and catering to individual preferences, plus the inclusion of ceiling fans in all rooms ensuring air circulation and comfort throughout the year. The home's classic features include the high ceilings of yesteryear, ornate cornices and skirting boards, plus beautiful ceiling roses and quality window furnishings - all adding an elegance and quality that is second to none. Located in an enviable position, just minutes walk away from the famed Elephant and Castle Hotel, Garden Street shopping strip, Hopetoun Park and Richmond Oval, and conveniently close to children's day care facilities and schools, this property offers easy access to essential neighbourhood amenities and lifestyle locations. A close proximity to Barwon Health facilities and Geelong City shopping centres, entertainment spots and eateries, not to mention being just blocks from our gorgeous waterfront, makes this property an ideal haven for those seeking a vibrant lifestyle with urban conveniences. This Federation beauty that seamlessly combines classic elegance with contemporary comfort sits in Geelong's best location and a truly exceptional place for you to call home.