

**6 Birkenhead Street, Fitzroy North, Vic 3068**

**Nelson Alexander**

**House For Sale**

Wednesday, 26 June 2024

6 Birkenhead Street, Fitzroy North, Vic 3068

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Joe Horton  
0421128008



Peter Stephens  
0418104214

## **Auction \$1,500,000 - \$1,600,000**

Experience a world of timeless elegance and modern comfort with this beautifully maintained Victorian home in North Fitzroy, offered for the first time in 86 years. Nestled in a premier location, this home exudes sophistication as it blends classic features with contemporary conveniences. Upon entry, the grandeur of high ceilings adorned with intricate decorative fretwork, light fittings and period light switches set the tone for the home's character-filled interiors. The lower level boasts a bathroom with standalone shower and two spacious bedrooms (one with built-in robe), both featuring plantation shutters and original open fireplaces, creating a serene touch. The living area is a focal point, boasting an open fireplace that adds a cozy ambiance. Timber bi-fold doors effortlessly extend the space to a private courtyard, inviting natural light and fresh air inside. The bright, well-appointed kitchen showcases modern conveniences including electric appliances, dishwasher, stone bench tops and walk-in pantry and flows seamlessly through to the spacious dining area. The dining area boasts an exposed brick feature wall, providing a tactile contrast that enhances the room's character. A timber door featuring transparent glass connects the area to the charming, paved main courtyard, effortlessly merging indoor and outdoor spaces. Ascend to the upper level where a private master bedroom with retreat awaits, accompanied by a large built-in robe and a well-appointed bathroom complete with a shower/bath combination. Additional features include hydronic heating and air conditioning units, ensuring comfort throughout the seasons. A garden shed and full-size laundry complete the practicality of this captivating Victorian home. Perfectly positioned within walking distance to Fitzroy North Village and a network of parkland trails connecting Edinburgh Gardens, Princes Park, and Merri Creek, this home offers a lifestyle of convenience and tranquillity. Enjoy easy access to local schools, boutique shops, Piedimonte's supermarket, renowned restaurants, vibrant cafes, tram lines, Rushall station and scenic walking trails, ensuring every amenity is within reach.