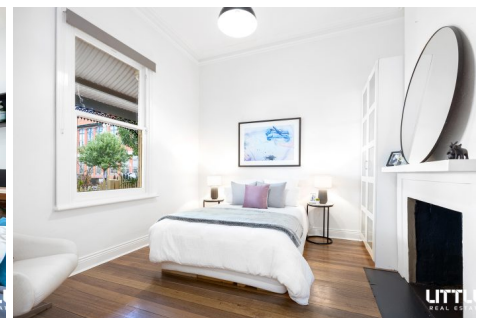


\$1,000,000 - \$1,100,000 | 2 1

43 York Street FITZROY NORTH VIC



**\$1,000,000 - \$1,100,000**

2 1



📍 43 York Street FITZROY NORTH VIC

## Sunlit Victorian terrace

### Auction date

A captivating illustration of Victorian splendour, this elegant 2 bedroom home combines enduring turn-of-the-century charm with inspired contemporary comfort and a north-facing rear.

Saturday 13 April, 11:00AM

Freshly painted, discover the air-conditioned comfort of spacious open plan living and dining, complemented by a timber-topped kitchen with a gas cooktop and a full-sized dishwasher. A sunlit atrium captures natural light, while a north-facing deck and brick-paved courtyard is ideal for alfresco entertaining.

Take full advantage of original period features including iconic Hawthorn bricks, tessellated tiles, a traditional picket fence, soaring decorative ceilings, sash windows, exquisite sconces, an arched hallway and elaborate wrought-iron lacework on a bullnose verandah entry.

- 2 large bedrooms with built-in robes, open fireplaces and panel heating
- Bathroom with a walk-in shower
- Euro-style laundry
- Split-system heating/cooling
- Timber flooring
- Recessed down-lighting
- Established garden with raised beds
- Timed irrigation in rear garden
- Rear right-of-way access
- Potential for off-street car parking

Nestled in a tree-lined pocket of period-perfect Fitzroy North, stroll to lively Brunswick Street, Carlton North Primary School, Edinburgh Gardens greenery, and trams at each end of the street to the city, St Kilda Beach and Docklands.

For more information, please contact Anthony Inglese today.

### 3 x LITTLE THINGS WE LOVE

#### 1. Edinburgh Gardens

Short stroll to wide open greenery

#### 2. Brunswick Street

All your favourite cafes, bars and restaurants

#### 3. Fitzroy Swimming Pool

Walk for your morning swim in style

### Disclaimer:

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**Anthony Inglese**

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