

**197 Victoria Parade, Fitzroy, VIC, 3065**



**House For Sale**

Wednesday, 20 November 2024

197 Victoria Parade, Fitzroy, VIC, 3065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Elegant City-Fringe Living with Style and Convenience

Nestled on the city fringe, just steps from the serene Fitzroy Gardens and the vibrant culture of Smith and Gertrude Streets, this stunning two-story town residence combines timeless design with modern comforts.

### Key Features:

- **Spacious Living:** High vaulted ceilings enhance the light-filled interiors of this immaculate home.
- **Accommodation:** Three generous bedrooms, including a master with ensuite, plus a central bathroom and a convenient powder room.
- **Living Zones:** Two separate living areas provide flexibility and space for relaxation and entertainment.
- **Modern Kitchen:** A beautifully appointed kitchen with stainless steel benchtops and premium appliances is perfect for culinary enthusiasts.
- **Outdoor Bliss:** Enjoy a private, sun-drenched north-facing courtyard, ideal for outdoor dining and relaxation.
- **Ample Parking:** Secure parking for up to three cars.
- **Practical Extras:** Separate laundry and an abundance of storage throughout the home.

### Location Highlights:

- **Prestigious Address:** Situated on sought-after Victoria Parade, offering a lifestyle of convenience and prestige.
- **Walkable Lifestyle:** Stroll to work, universities, and hospitals, while enjoying Melbourne's finest theatres, dining, and attractions.
- **Foodie Paradise:** Explore nearby culinary hubs including Smith Street, Lygon Street, Bridge Road, and beyond.

This residence offers an unparalleled opportunity to enjoy the best of Melbourne living, blending sophistication, functionality, and location. Don't miss your chance to call this exceptional property home