

44 Fitzroy Street, Kirribilli, NSW, 2061



House For Sale

Thursday, 31 October 2024

44 Fitzroy Street, Kirribilli, NSW, 2061

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Striking Victorian terrace alive with northern sun - 150m to Kirribilli Village

Firmly part of a historic streetscape lined with grand terrace houses, this captivating late 1800s Victorian home basks in a perfect northerly aspect with views stretching from the bright lights of North Sydney across the local Jacaranda trees to the protected waters of Careening Cove.

Making an everlasting first impression, formal gardens outline a stately water feature within the idyllic forecourt. Inside, a towering 3.9 metre ceiling height continues from the chandelier lit hallway to the adjoining formal rooms. Striking mirrored wall treatments personalise both the hall and formal dining, a marble framed working wood burning fireplace anchors the majestic formal lounge room. Taking advantage of the prized northerly aspect, the custom marble kitchen and everyday living room are naturally illuminated by a cluster of strategic skylights. Flowing seamlessly outdoors from the main living level, a wall of bi-fold doors open to reveal a relaxing north facing terrace delighting in the picturesque setting.

Presenting four inviting bedrooms, the master bedroom suite is warmed by a romantic gas fireplace and adjoins a renovated ensuite and filigree balcony. Topped by a flexible fourth bedroom, another balcony acts as the ideal vantage point to look down to Careening Cove.

Maximising the entirety of its 259qm block, clever landscaping promises minimal maintenance whilst establishing sought-after privacy. The backyard is bordered by layered hedging and connects to the versatile lower-level rumpus room through two retractable walls of glass doors. Set toward the northern boundary of the backyard, an idyllic arbour outlined by flowering Jasmine marks a fragrant passage to the prized double lock up garaging.

Positioned around 150 metres from the heart of vibrant Kirribilli village, discover the endless appeal of this prestigious postcode resting at the foot of the iconic Sydney Harbour Bridge. Proving location truly is everything, Kirribilli Wharf, Milsons Point Station, Bradfield Park, leading private schools and waterfront eateries are all within easy reach of this premier harbourside address.

- A home for all seasons, superb cross ventilation
- Polished timber floorboards, glamorous lighting
- Bay window adding character to formal lounge
- Formal banquet dining and guest powder room
- Carrara marble tops the painted kitchen cabinets
- Qasair exhaust above the Highland gas cooktop
- Quality Miele wall oven and a Miele combi oven
- Bosch dishwasher and a Vintec wine/bar fridge
- Ceramic butlers sink and central kitchen island
- Skylit family room linking the kitchen and terrace
- Retractable awning protects north facing terrace
- Floating joinery for extra storage in the rumpus
- Rumpus enclosed by both bi-fold and sliding doors
- Elegant master with gas fireplace and bay window
- French doors open off master to classic balcony
- Second bed with fireplace and north facing balcony
- Balcony off versatile third bedroom / home office
- Built-in robes in all bedrooms, flexible top floor
- Modern master ensuite with walk-in shower
- Encaustic floor tiles in the stylish family bathroom
- Checkerboard tiling in the laundry/third bathroom
- A series of nostalgic ceiling roses and fireplaces
- Multi-zone air-conditioning and hydronic heating

- Easy access to subfloor and roofline storage
- Synthetic turf privately outlined by lush hedging
- Auto access to double garaging off Bligh Street
- 350m to Milsons Point Station, 600m Kirribilli Wharf
- 190m to Loreto and 180m St Aloysius' College
- Short commute to CBD by car, train, bus or ferry

* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided.

For more information or to arrange an inspection, please contact David Gillan 0411 255 914 or Robert Bacic 0414 227 957.