

Address available on request, Fitzroy North, Vic 3068

woodards 

Sold House

Tuesday, 7 January 2025

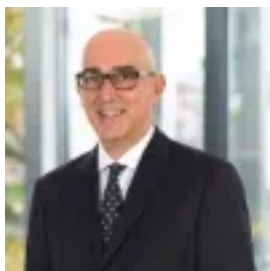
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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Mario Lionetti

\$1,350,000

This charming Victorian property offers a blend of residential and commercial spaces with exceptional potential, just steps from Clifton Hill Station in vibrant Fitzroy North. The ground floor features a spacious, tiled retail area with high ceilings and large front windows, filling the space with natural light and a welcoming ambience. A cozy kitchenette with seating, a powder room, and a beautiful area complete with a large window and original fireplace make it ideal for wine tastings, intimate events, or boutique retail. At the back, a quaint cottage-style garden offers a peaceful retreat. Upstairs, the bright residence boasts original hardwood floors, high ceilings, and preserved period details. The cozy kitchen leads to a long hallway with two large double bedrooms—one with a picture window and fireplace, and the other lit by a vaulted skylight. The southeast-facing living and dining room has tall windows with views over Queens Parade and Clifton Hill. The property includes rear lane access, a single-car garage, and priority parking, providing convenience for both residents and patrons. Nestled among neighbourhood favourites like Cavallini Café, close to Merri Creek trails, the Collingwood Leisure Centre, and the 86 Tram, this property is a rare opportunity to restore or personalize a Victorian gem.