



53 Smith Street, Fitzroy

This unique residence and shop combination is perfectly placed for good business and hip urban living.

Convenient as it is stylish, the house is surrounded by cafes, restaurants, bookshops, op-shops and galleries.

The shop has lots of potential and great exposure. It has hardwood floors and a high, pressed-metal ceiling emblazoned with a pattern of the golden wattle, Australia's floral emblem.

The two-storey house sits behind the shop, away from the hustle and bustle of Smith Street.

On the ground floor are two living rooms and a kitchen opening to a courtyard and garden. A double garage can be accessed from Little Smith Street.

Upstairs are three bedrooms (two have fireplaces), a bathroom and an enclosed balcony, perfect for watching the action on busy Smith Street.

There is also a sunny rooftop garden with a clothes line.

Price: \$950,000 plus

Auction: August 29 at 1pm

Agent: Chambers, call 9489 9888