



CENTRAL MELBOURNE OASIS

Iconic heritage meets warehouse innovation

- Entire 3 story freestanding converted warehouse
- One substantial 5 bedroom executive home or 2 self-contained residences
- Contemporary visionary design
- Established rooftop garden & spa
- Abundance of space and light
- Many remarkable features
- Unique airbridge

A rare true, 'New York-style' warehouse conversion renovated by award-winning architect Robert Simeoni, this impressive and truly unique residence combines visionary architectural design with original features. This awe-inspiring former factory, spanning 3 levels, is an iconic part of Fitzroy's landscape.

This impressive residence is further distinguished by bespoke, hand crafted wood panelling and elegant transition designer spaces that perfectly frame the ground and middle zones. A generous recycled ironbark staircase leads to the atrium and second level open-plan living zone, which incorporates lounge, dining and kitchen. Large heritage windows and extra-high ceilings maximise light and air throughout. A Cheminee Philippe 3 sided glass fireplace and Italian marble hearth take centre stage. The designer kitchen features spotted gum cabinetry, granite benches and Franke appliances, setting the tone for a fabulous open entertaining and living area.

There is a light-filled concealed large study or / home office and an oversize 2nd bedroom with Japanese screened built in robes, opening onto a spacious bathroom, with separate bath, shower

Price Contact Agent

 3  5  3  2  487 m²

For more information or to arrange an inspection please call Janine Lum
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and bidet. The third bedroom is an ingenious rectangular air-bridge extending over the streetscape, adjacent to the 3rd ensuite bathroom and laundry.

A superb penthouse master retreat, features gabled ceilings, a dressing room and modern ensuite. A combination of triple-aspect windows and French doors lead to a green oasis: an established, extensive roof terrace garden of mature trees. An automated sprinkler system and 5,000 litre rainwater-fed tank ensure the garden is low maintenance. The automatic Vergola with rain sensor means the outdoor space is useable, rain or shine. Relax or entertain in this private Eden, reclining in the shaded Balinese daybed and luxury 6 person, Hotsprings spa, enjoying panoramic city skyline views, spectacular by day or night.

This property also offers unusual flexibility with the option to have two separate titles. The ground floor includes a large, light-filled, beautifully renovated 2 bedroom apartment complete with its own

separate entrance, currently rented on Air BnB. Designed to utilise as a separate residence or as part of the 5 bedroom home.

Every modern convenience in this conversion is top-of-the range. The environment is cool in summer and warm in winter with hydronic heating, air conditioning and designer ceiling fans. There is ample parking for 4 registered cars plus two transferable visitor car park and the option for secure, undercover parking.

This unique warehouse conversion provides the ideal combination of contemporary living, work and play: the best of modern design and technology, woven through the base of a quintessential local landmark. A rare opportunity to become part of a Melbourne legacy in a coveted, quiet, laneway cul-de-sac, close to fabulous cafes, restaurants, bars, shopping, transport, private schools, St Vincent's hospitals, and the CBD. Enjoy this private sanctuary in the heart of one of Melbourne's most in demand locations.

For an inspection please contact Janine Lum on 0419 113 447.

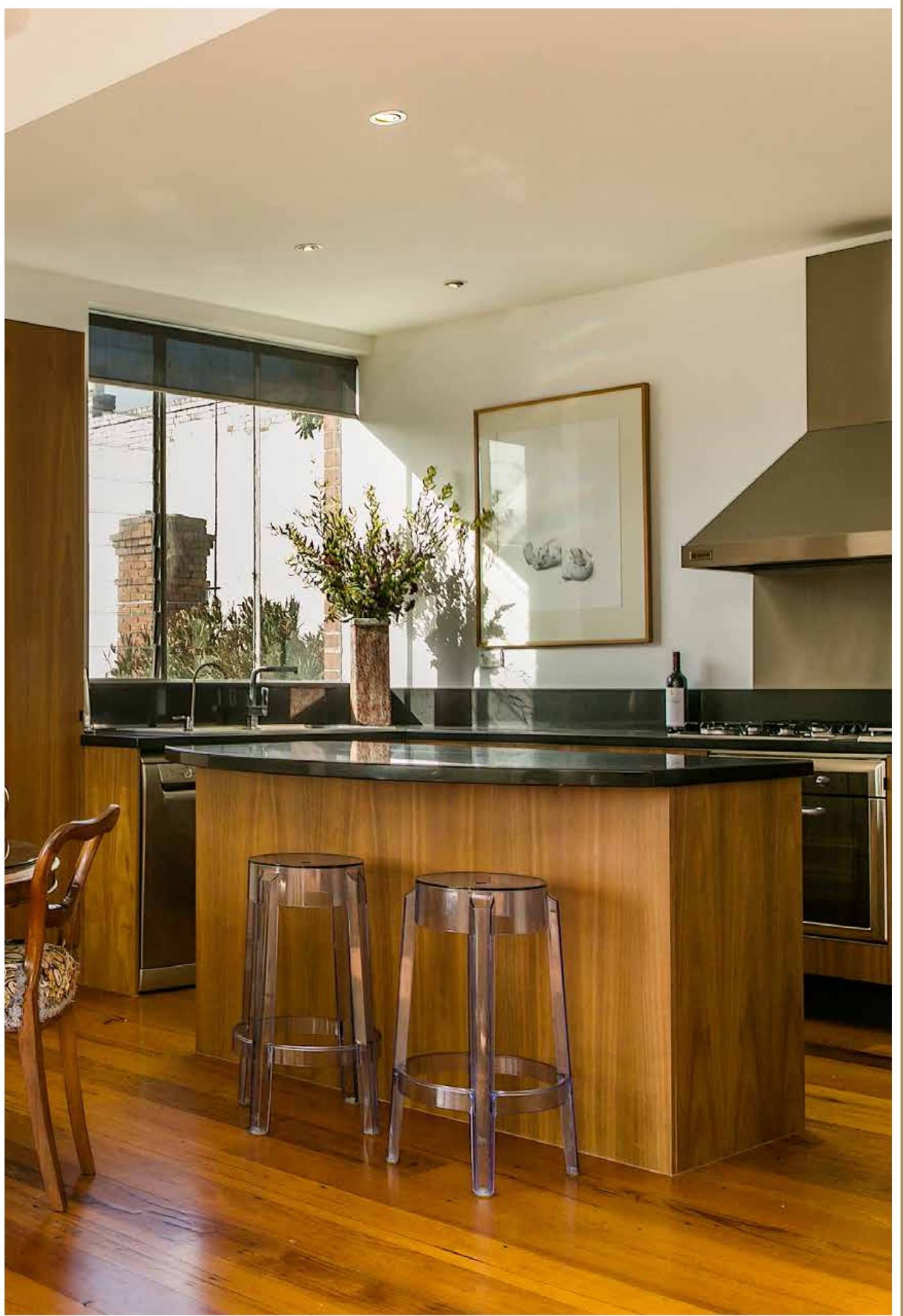


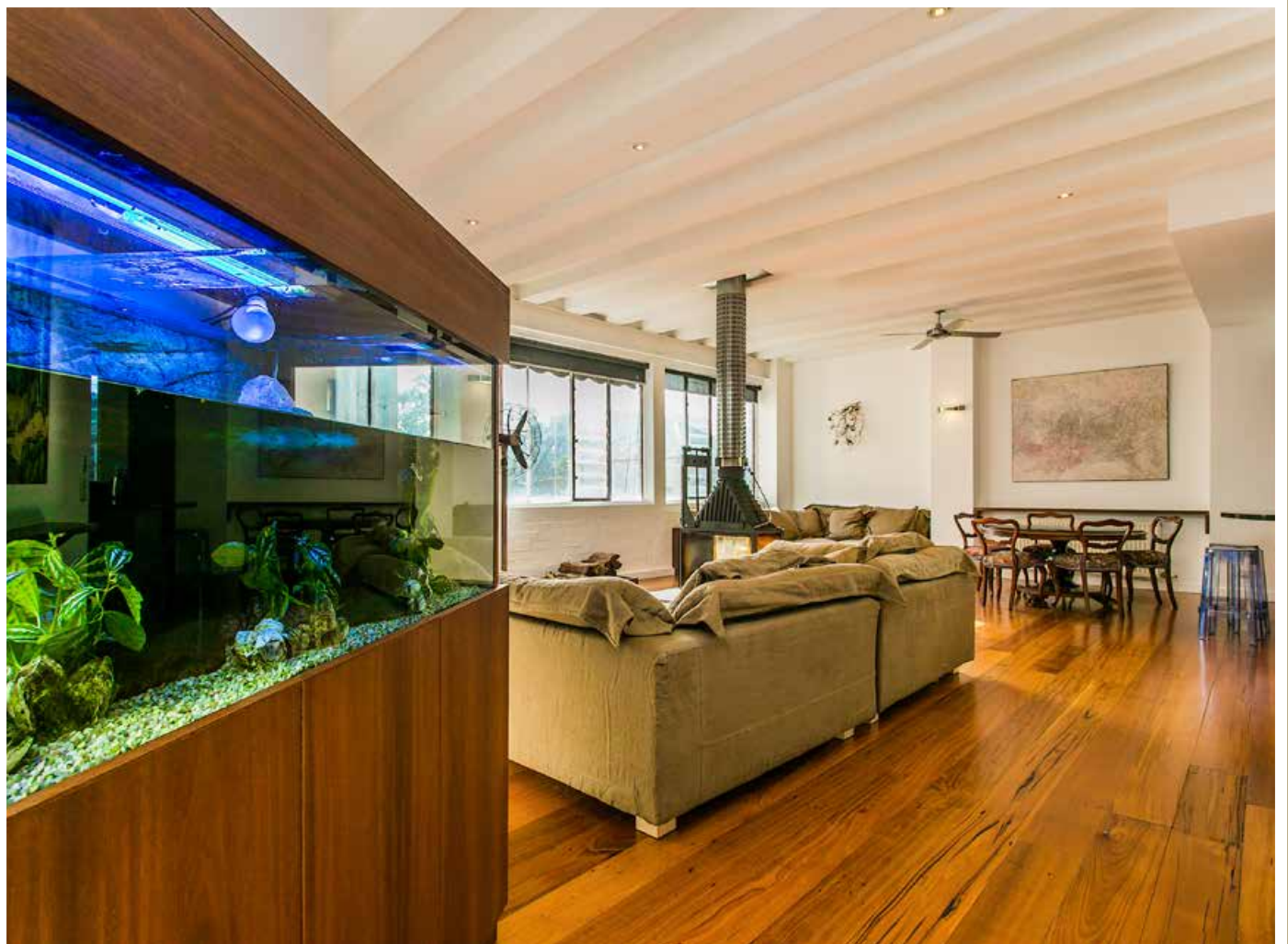
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PROPERTY FACT SHEET

Aspect:	North Westerly
Views:	City
Height above sea level:	41 mtr
Coordinates:	37° 48'15.27" S 144° 58'53.77" E
Zoning:	Residential / commercial / former industrial building
Construction:	Solid red brick
House Size:	365.7m ² - 487 m ² including roof terrace
Guest House:	2 bedroom apartment
Year Built:	1930's
Spa:	Roof top VANGUARD spa, seats approx 6
Water Supply:	Town
Power:	Grid
Sewer / Septic:	Sewer
Council Rates:	House: \$2,572.91 Apartment: \$2,009.61
Mains Water & Sewer:	House: \$920 pa Apartment: \$100 pa
Near Schools:	Easy tram access to Kew private schools
Nearest University:	RMIT, Melbourne University

FLOOR PLAN



APPROXIMATE
INTERNAL LIVING
365.7m²

50 LITTLE GORE ST, FITZROY

50 & 50A LITTLE GORE STREET, FITZROY, MELBOURNE



Boundary is approximate area only

LOCATION MAP

