



PHOTOGRAPHS BY STEVE LIGHTFOOT

Smooth operator

This modern masterpiece is ready for its close up



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PROPERTY WRITER

While some people like to invest in a property's potential and roll up their sleeves for a renovation adventure, others prefer a place that's all good to go, and 20 John Street is one of the latter.

Brand spanking new, this residence is a finely appointed lesson in modern minimalism. It offers three bedrooms and a bathroom on the ground floor while the main bedroom suite, alfresco terrace and open-plan kitchen, living and dining area are on the second. It's also well zoned for comfortable family living.

The location's many pluses are sure to satisfy all generations. Childcare is seconds away, schools are within strolling distance and public transport options are plentiful. If a quality caffeine fix is a daily necessity, choices abound, with Mario's taking the long-term prize. Local eateries run the gamut from cheap and cheerful to top end, and the Carlton Gardens,

Melbourne Museum and Imax Cinema provide a stimulating entertainment trifecta without straining budgets or leg muscles. Those in city employment can get to work in 15 minutes.

The facade is groovy in glass and render. A small triangular entrance court precedes the oversized front door. Flooring includes soft grey carpet in the sleeping quarters and extra-wide American oak boards with a light lime-washed finish in transit and living areas.

Bedroom one accesses this court via glass sliding doors. All downstairs bedrooms have built-in wardrobes fronted in light timber veneer, dove grey carpet and reverse-cycle heating and cooling units.

Positioned to serve all three, the bathroom has a CaesarStone vanity and bath-shower combination with folding frameless glass partition. A door at the hall's end opens to a bluestone-paved pathway that leads to a storage shed and double garage.

The thoroughly amalgamated nature of the kitchen, dining and living areas makes conviviality easy. Chef can stand prepping at the CaesarStone island bench, turn briefly to saute on the stainless steel Smeg hot plates and then swivel again without missing a beat of any dining and living area conversations. Sated diners may choose to slip from the table to the fireside couch and temperate evenings could well have guests continuing out to the alfresco terrace.

The main bedroom is at the front of the second

storey. Heralded by its own mini hallway and a stylish en suite decked out for two, this big and bright bedroom is glass-walled to the street for buckets of afternoon sunshine.

Behind the kitchen area are a laundry with storage and a generously proportioned powder room with marble vanity.

Buy up here and the investment will have one in the heartland of Melbourne's vibrant inner-city cultural scene. ■

20 JOHN STREET, FITZROY

BEDROOMS Four

BATHROOMS Two

LIVING Open-plan kitchen, dining and living

THE REST Modern facade, low-maintenance landscaping, outdoor lighting, entrance foyer, terrace, laundry, powder room, storage, double garage, American oak floorboards, quality carpets, stone surfaces, Smeg stainless steel appliances, heating and cooling, gas fireplace, video intercom

PRICE \$1 million-\$1.1 million

AUCTION June 18 at noon

AGENT Nelson Alexander, call 9417 1956

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