

**1/53 Wattle Road, Hawthorn, Vic 3122**

 Real Estate

**House For Sale**

Friday, 19 January 2024

**1/53 Wattle Road, Hawthorn, Vic 3122**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Davide Lettieri  
0414018707



Tom Rogan  
0400595527

## Contact Agent

Serenely nestled with the picturesque established gardens of an illustrious c1860's Victorian home, this superbly presented single level residence blends original period elegance with contemporary style through spacious and versatile house-sized dimensions. Dark timber floors flow through the entrance hall to the captivating main bedroom with marble fireplace, bay window, walk in robe and a dual entry stylish bathroom. Two additional double bedrooms with robes share a second modern bathroom. Perfectly oriented to capture year-round northern light, the generous living and dining areas served by a gourmet stone kitchen with Bosch oven open out to a private north-facing garden with large entertaining terrace and a fabulous freestanding self-contained apartment/home office with kitchen and bathroom. In a coveted location walking distance to West Hawthorn Village and Glenferrie Rd shops, Glenferrie station, cinemas, trams and schools, it includes ducted heating, RC/air-conditioning, laundry, 2 garden sheds and off-street parking.