

**10 Lytton Street, Kew, Vic 3101**

**House For Sale**

Tuesday, 30 April 2024

10 Lytton Street, Kew, Vic 3101

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 1189 m2**

**Type: House**



Tim Romeril



Peter Blackburn  
0400050019

**\$6,150,000 - \$6,750,000**

Endless possibilities await the astute investor, tradie or visionary, as you discover the huge potential of this substantial family home. Proudly nestled at the end of a quiet cul-de-sac, offering grand proportions and a north-facing rear aspect in the prestigious Sackville Ward. All the hard, dusty work has been done removing all the outdated past, now this impressive residence just awaits your creative vision to bring it back to life. With its spacious layout spread over three levels, this contemporary home provides the perfect blank canvas for renovation or redevelopment. The interior offers the opportunity to update and customize to suit modern tastes or embark on the construction of a luxurious new architect-designed family residence, all while retaining the existing north/south tennis court (STCA). The footprint of the original home features high ceilings, a central hallway leading to versatile living spaces, including a study, guest bedroom, bathroom, formal sitting and dining rooms, all flowing towards a generous informal living domain adjoining an expansive kitchen area perfect for the next master chef, overlooking the balcony and rear oasis. Upstairs, three bedrooms and an additional living space (or 5th bedroom) await, including a main bedroom with walk-in robe and ensuite, dual-access family bathroom, and a study area. Descend to the lower level to find a rumpus room, sauna and bathroom space, opening to an extensive outdoor dining and entertaining area overlooking the tennis court. Whether you're hosting gatherings or enjoying family leisure time, this space offers a magnitude of possibilities for indoor/outdoor recreation and relaxation. Secure parking for four cars in the basement garage with internal access, and a workshop area compliment this package perfectly. Situated on approximately 1,189sqm of land, this property enjoys close proximity to Melbourne's finest schools, Balwyn, Kew, and Deepdene shopping precincts, as well as nearby parklands, walking trails, and public transport options. Don't miss this rare opportunity to create your dream home in one of Boroondara's most prestigious and sought-after areas. Let your creative flair and imagination run free...