

**12 Yarra Street, Kew, Vic 3101**

**House For Sale**

Monday, 22 April 2024



12 Yarra Street, Kew, Vic 3101

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 819 m2**

**Type: House**



Lloyd Lawton  
0398105000



Richard Winneke  
0398105000

**\$3,000,000 - \$3,300,000**

Just steps from native bushland and the banks of the Yarra, Kew's prestigious Studley Park precinct plays host to Victoria's most concentrated collection of significant modernist homes. Designed by iconic Melbourne architecture firm Chancellor and Patrick in 1965, 12 Yarra Street showcases the movement's signature cantilever design providing three-bedroom three-bathroom accommodation on a natural slope of land with the panoramic windows, exposed timber features and indoor/outdoor decks designed to create the close connection to nature so integral to the modernist philosophy. Inside, an open plan design unfolds over three levels that celebrate the rich natural beauty of timber in Oregon beams, solid Messmate floors and Blackwood interior walls alongside cathedral ceilings, Japanese-inspired eaves, and light fittings by FAMCO, an iconic Fitzroy firm commissioned to create lighting for the Arts Centre Melbourne and Parliament House Canberra. On 819sqm, beautifully cared for by its original and only owner, the home remains in almost original condition offering an extraordinary opportunity to enjoy an important part of Melbourne's architectural history in a unique setting that, whilst surrounded by the bushland of Yarra Bend Park and the Yarra River, is just minutes from the CBD, Kew Junction shopping and dining, and elite private schools. Arranged over three magnificent levels with expansive leafy views, a flexible floorplan features four large first floor rooms with deck or garden access including two open plan living and dining rooms with central kitchen and laundry, and two bedrooms served by two bathrooms, a generous multipurpose top floor retreat with surrounding windows and an expansive ground floor room ideal for home office, bedroom, or entertaining with nearby full bathroom. Additional highlights include a fully fitted library, dramatic central spiral staircase, original terrazzo bathroom floors and hardware, ducting for heating/cooling, extensive ground floor storage, native garden, double carport, and additional off-street parking.