

**13 Caroline Street, Hawthorn East, Vic 3123**

**Sold House**

Wednesday, 10 April 2024



13 Caroline Street, Hawthorn East, Vic 3123

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 346 m2**

**Type: House**



Richard Winneke  
0398105000



Sebastian Scanlon  
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**\$1,325,000**

Offering an irresistible chance to dream big, then deliver (STCA), this freestanding Victorian residence presents an astute buyer with a rare opportunity to restore this charming period abode to its former glory, with space to extend on a deep allotment spanning 346sqm approx. The definition of 'good bones', soaring ceilings, generous proportions and arched hallways define the foundation for exemplary family living, comprising a light filled living room and separate kitchen and meals area enjoying garden outlooks. Two bedrooms offer ample accommodation, main featuring an open fireplace and ornate ceiling rose detail. Additional features include a main bathroom with separate powder room, laundry/sunroom which could facilitate a study, plus an outdoor powder room. This rare offering beckons investors, renovators and families alike to envisage the ultimate forever home, embarking on a transformation that takes full advantage of a north facing rear aspect. Enviably positioned walking distance from Fritsch Holzer Park, Auburn Village, Porgies and Shanklin Cafe for your morning coffee, Auburn station and Riversdale Road city bound trams, moments from both Glenferrie Road and Camberwell Junction shops, restaurants and entertaining, plus a host of esteemed schooling opportunities.