

**15 Grattan Street, Hawthorn, Vic 3122**

 **RE/MAX**

**House For Sale**

Monday, 22 April 2024

**15 Grattan Street, Hawthorn, Vic 3122**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1078 m2**

**Type: House**



Stuart Evans  
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Kane Penhalluriack  
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**\$3,600,000 - \$3,900,000**

An utterly unique offering of rare and distinguished historical significance, this character-filled, five bedroom, Gothic Revival home is a slice of Melbourne's marvelous history and reported to be one of only three surviving homes in Hawthorn that pre-date 1855. Grandly elevated and privately cast to the rear of its extraordinary 1078 square metre (approx.) allotment, the home merges a contemporary indoor-outdoor connection with absolute privacy in this exclusive riverside streetscape. Rustically charming with timber benches, a Bosch dishwasher and Ilve oven / cooktop, the kitchen / meals is superbly appointed and effortlessly connected to a broad dining / living room that extends outdoors to the home's bluestone-surrounded courtyard where a pizza oven caters to sun-drenched family entertaining. Meanwhile, a formal lounge room is organised around its open fireplace for a more ambient style of living. Set to the very rear of a long, garden-surrounded driveway, this remarkably peaceful home reveals four bedrooms with built-in robe storage - one also with a fireplace and another with semi-ensuite access to one of the home's two bathrooms. Further highlights of this once-in-a-lifetime home include central and zoned heating and air conditioning, as well as a split system, a double carport and abundant driveway parking for several more vehicles. With the Yarra River flowing gently at the end of the street, this is a prestigious position that allows you to walk easily to Bridge Road and Victoria Gardens as well as Kew Junction, plus you have plenty of city-bound trams that offer easy access to a diversity of Melbourne's most highly regarded private schools.