

15 Manningtree Road, Hawthorn, Vic 3122

KAY & BURTON

House For Sale

Saturday, 17 February 2024

15 Manningtree Road, Hawthorn, Vic 3122

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 347 m2

Type: House



Nicole Gleeson
0414809221



Tom Staughton
0411554850

Auction Saturday 16 March at 10am

Nestled serenely in a tree-lined street, Morningside is a charming period home in a sought-after location with spacious interiors flooded with natural light. Just moments from Hawthorn West Village, Hawthorn Station, trams and a short walk to local schools, it also has easy tram access to a range of leading private schools, creating the ideal Hawthorn lifestyle. Behind a high fence, manicured front garden and traditional façade, distinctive period characteristics have been preserved, including the romantic leadlight bay window, wood fireplace and hardwood timber floors. A flexible floorplan allows for the front room with glorious garden views to be either a formal living room or a bedroom, adjacent to an impressive robed bedroom boasting an ensuite/central bathroom. Still at the front of the home, the living room, also with green views to the front garden, has a traditional fireplace. The informal living zone features a well-designed kitchen complete with Miele appliances, stone benchtops and ample storage overlooking the casual dining area that opens to the private north-facing garden for relaxed outdoor entertaining. Tucked discreetly past the dining area, the home office is a perfect and private "work from home" space. Upstairs a robed bedroom and ensuite are accompanied by a teenage retreat which could also double as a guest bedroom if required. A Euro laundry, ducted heating, split systems and remote-controlled auto gate for secure off-street double parking add additional convenience. Morningside's prestigious location provides excellent access to St Josephs and Glenferrie Primary Schools, Glenferrie Road shops and cafes, Hawthorn Aquatic and Leisure Centre, Swinburne University, Hawthorn Library, Fairview Park and numerous transport links.