

**16 Scotch Circuit, Hawthorn, Vic 3122**



**House For Sale**

Wednesday, 24 April 2024

**16 Scotch Circuit, Hawthorn, Vic 3122**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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**\$1,700,000 - \$1,850,000**

In a quiet family enclave on prestigious Scotch Hill this impressive two-storey home, situated on its own title and without any Owners Corporation, provides a high-quality, low-maintenance lifestyle with three living areas. Beautifully designed to provide a luxurious environment for families with high expectations and busy modern lifestyles. Multiple living domains, private indoor/outdoor entertaining areas, spacious bedrooms and a magnificent gourmet kitchen combine to provide all the flexibility of a traditional family home on a low maintenance parcel just minutes from sought after public and private schools. Featuring a state-of-the-art kitchen equipped with premium Neff and Bosch appliances, gas cooking, insinkerator, Caesar stone waterfall benchtops and ample storage options. A wonderfully bright light-filled dining and informal living domain opens to a north-facing, secluded courtyard boasting a generous Black Butt timber BBQ Entertaining deck and lounge area. A lavish front sitting room on the ground level offers further flexibility as a dedicated home office, or guest bedroom option. On the upper level a spacious master bedroom with updated ensuite, built-in robes and dedicated shoe cupboard is complimented by two additional queen-sized bedrooms with built-in robes, a stylish family bathroom, study nook and substantial rumpus room, opening to a covered balcony. Additional features include double glazing throughout, plantation shutters across front windows, double heat resistant and screening blinds on rear windows and aluminium double-glazed bi-fold doors, quality carpets, polished hardwood timber floors, elevated ceilings with classical cornices and wonderfully abundant natural light, secure automatic garage with storage and internal access, two additional off-street car parks, laundry with additional powder room, sizeable under-stair storage area, gas ducted heating, split-system and evaporative cooling, continuous chilled and hot water systems, ADT alarm system, providing a comfortable and convenient indoor-outdoor lifestyle. Walk around the corner to a private playground, Sonny Ray café, Porgie's, Choi's, prized Auburn South Primary, Bialik College, Scotch and St Kevin's Colleges, acres of Gardiners Creek parkland, sports clubs and playing fields, Riversdale Road trams, CBD bike paths and local Riversdale cafes with minutes to Kew and Canterbury private schools, Toroonga Village Shopping, Swinburne University, Glenferrie Road retail and dining, Camberwell Junction, and the Monash Freeway.