

**169 Brougham Street, Kew, Vic 3101**

**KAY & BURTON**

**Sold House**

Friday, 11 August 2023

169 Brougham Street, Kew, Vic 3101

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Scott Patterson  
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## Contact agent

The combined appeal of superb proportions, impressive character and a highly-prized Kew position create the perfect opportunity on a large 809 sq. metre allotment (approx.) with this delightful 1920s family residence. Nestled on a quiet treelined street central to schools and blue-ribbon amenities, this attractive weatherboard home is secured beyond automatic gates in an established garden setting with a spacious backyard and huge lock-up garage/workshop. Comfortably enhanced for immediate quality living while offering outstanding potential to further improve, this substantial property presents a rare opening with scope if desired to stylishly renovate/expand or build a brand-new architect-designed domain for the ultimate in family lifestyle luxury (STCA). Currently, the two-level interior is instantly inviting with polished floorboards, stained-glass windows and fireplaces enhancing a functional and flexible floorplan. Upstairs with northerly views is a superb parents' retreat including a balcony and ensuite that is complemented by two further bedrooms with built-in robes and a study overlooking garden. An elegant lounge room with whitewashed timber panelling extends off the entrance hallway that leads further to a central bathroom, laundry, fabulous kitchen with stainless-steel appliances and separate dining (above a subfloor cellar) and family areas flowing to a sun-drenched entertainment deck. Well-presented and enhanced by ducted heating, air-conditioners and alarm system, this classic family home on a magnificent parcel of land offers sought-after comfort and exceptional scope with unparalleled options close to Willsmere Village cafes and shops, the bustling High Street retail-restaurant precinct, primary and private schools, trams, Eastern freeway, golf courses and tranquil Yarra River parklands and walking trails.