

# 17 Rae Street, Hawthorn, Vic 3122

 Real Estate

## Sold House

Friday, 11 August 2023

17 Rae Street, Hawthorn, Vic 3122

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 807 m2

Type: House



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## Contact agent

This impressive two storey double brick, period family residence c1920 graces a generous 807sqm (approx.) of prime residential land in a quiet tree-lined street at the top of the Auburn and Barkers Road hill. Presenting an exceptional opportunity for redeveloping on the site with the construction of a luxurious new family residence. Alternatively, renovators with vision and an eye to the future may choose to return the home to its former glory. Either course of action will have the benefit of second level City skyline views, excellent capital gains prospects and be STCA. Set on a mature garden allotment enhanced by a preferred northern rear aspect the home showcases some classic period attributes including leadlight glass, bay windows, high ceilings and spacious proportions typical of its era. A wide hallway leads to a formal sitting room and adjoining dining room, a study, downstairs bedroom, and period-style family bathroom. Plus, a central modern timber kitchen equipped with granite benchtops, premium appliances and adjacent butler's pantry; overlooking a generous family living and dining room with adjacent powder room, external bathroom/laundry and a deep rear garden. Three further bedrooms are located upstairs, including a large main with built-in robes opening to a front balcony with City skyline views. Other features include ducted heating, OFPs, upstairs air conditioners, ample storage including roof, a carport and tandem off-street parking. This outstanding property is further enhanced by its location close to the eclectic Auburn Village cafes, shops and station, Glenferrie Road fashion boutiques, restaurants and Lido Cinema plus Camberwell Junction and nearby parklands; whilst many of Melbourne's finest schools as well as Swinburne University are all within walking distance - all sought after family amenities.