

17 Stoke Avenue, Kew, Vic 3101

KAY & BURTON

Sold House

Wednesday, 4 October 2023

17 Stoke Avenue, Kew, Vic 3101

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 539 m2

Type: House



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\$1,790,000

A rich multi-generational history with familial roots to the area's original Parkhill Nursery creates a wonderful context for a flourishing future with this delightful Edwardian on an extra-deep, north-facing rear allotment. Desirably located at one of Kew's highest points, the picturesque property was a part of the nursery with the house built for the owner's children c1915 and is now offered for the very first time in a beautiful garden setting near blue-ribbon amenities and private schools. Retaining its timeless charm fused with previous enhancement, this comfortable home captures abundant natural light and glorious garden views with evident potential to improve and expand. There's so much space in the sun-filled backyard that a luxury extension, a second-level addition and even a swimming pool are highly attractive options (STCA) for a growing family to make the most of this rare opportunity's irresistible scope. The current single-level layout is functional for now offering a large main bedroom with a huge walk-in robe and two-way ensuite access to an immaculate bathroom plus a second bedroom featuring a tapestry brick fireplace and a picture window to the garden. An open-plan living and dining room adjoins a Bosch-equipped kitchen while further is a laundry with second shower and a separate toilet. There's also ducted heating, split-system air-conditioning and a sunny alfresco patio. Offering ample off-street parking and a carport plus a garden irrigation system, this elegant residence is ripe for renovation in a highly-prized and family-friendly avenue close to nearby schools including Genazzano, Deepdene Primary, OLG, Carey, Camberwell Grammar, Ruyton, Trinity, MLC and Xavier, the shopping precincts of Camberwell, Kew and Balwyn, trams on both Burke and Cotham Roads as well as St George's Hospital, parkland and the Anniversary Trail.