

**184 Rathmines Road, Hawthorn East, Vic 3123**

 Real Estate

**Sold House**

Saturday, 13 January 2024

184 Rathmines Road, Hawthorn East, Vic 3123

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Nikki Van Gulick  
0419325911

## Contact agent

A tastefully renovated family classic in an exclusive and leafy Hawthorn East setting, 'Hereford' presents an ageless synthesis of its rich Victorian heritage with a contemporary four bedroom floorplan and a light-loving alfresco flow. Grandly elevated above its densely foliated streetscape, the home, which is one of the first homes built on Rathmines Road in c1895, creates an almost regal first impression before welcoming you to its relaxed warmth and elegant family appeal. Framing verdant outlooks while introducing healthy streams of natural light from all directions, the home culminates in an open-plan kitchen / meals / living where parquet flooring is complemented by rich timber working surfaces, as well as stainless steel appliances and a generous pantry. Effortless connection to a partially undercover deck and a delightfully sheltered and private green backyard oasis is certain to delight family entertainers, while off street parking with remote gate access and the additional advantage of a rear ROW is particularly exciting. The main bedroom has been enhanced by the inclusion of walk-in robes and a gleaming ensuite, whilst the main family bathroom offers a corner spa bath and independent shower, plus the remaining bedrooms each feature built-in robes – three also with fireplaces. Meanwhile, a front lounge room / fifth bedroom – with an original striking marble fireplace – can readily be utilised as a home office if needed. Additional highlights of this character-filled historical residence include plantation shutters, ducted heating, split system heating and air conditioning, as well as soaring ceilings, fine Victorian detail, a classical hallway arch, ducted vacuum, alarm and a family-sized laundry. This is an ideal family home within easy reach of Camberwell Junction, Auburn Village, all transport and zoned for Auburn Primary School while enjoying easy access to a selection of Melbourne's most prominent private secondary schools, including Carey Baptist Grammar, Camberwell Grammar, Methodist Ladies College, Ruyton, Xavier, Genazzano and Scotch College.