

# 2 The Boulevard, Hawthorn, Vic 3122



## House For Sale

Tuesday, 6 February 2024

2 The Boulevard, Hawthorn, Vic 3122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 898 m2

Type: House



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## Contact Agent

A highly coveted location within the esteemed Urquhart Estate reveals a Mediterranean inspired, resort-style retreat spanning 898sqm approx. Relishing superior privacy, landscaped gardens provide a magnificent setting for lush alfresco entertaining. Its original Spanish Mission origins have been superbly preserved and elevated throughout, taking European inspiration with French doors, ornate ceiling detail, open and closed wood burning fireplaces and stone accents. Timber floors and soaring ceilings compliment a celebrated north facing orientation allowing for plenty of natural light throughout a formal dining room, open plan island entertainers' kitchen/dining zone featuring ILVE and Miele appliances, lounge room with in built library wall and a secondary living domain enjoying leafy outlooks. Exceptional accommodation comprises a primary suite on ground floor featuring a dressing room with dual access from the hallway, and a stone ensuite with fitted heating panels, heated towel racks and a bath. Upstairs, a further three bedrooms feature built in robes and split system heating/cooling, one with concealed attic store room, serviced by a modern central bathroom. Unsurpassed alfresco entertaining beckons family and friends to a solar heated and gas heated swimming pool and outdoor lounge zone, featuring remote controlled awnings for undercover versatility. Additional features include a hidden recycling cupboard, ducted heating, powder room, solar panels, dimmable lighting, gymnasium at the rear of the property, laundry with integrated pull-out storage, light filled home office and secure garage parking accessed via Kenwood Lane. Unmatched connectivity places Glenferrie Road trams, shops, supermarket's, cafes, restaurants, Lido Cinema's and Glenferrie station all within a short stroll, city bound transport via trams on Riversdale Road, parks, Auburn Village and a host of esteemed schooling opportunities such as Auburn South Primary School, Erasmus Primary School, St Joseph's Primary School, Scotch College, MLC, Xavier College, Trinity College and St Kevin's College.