

**20 Avenel Road, Kooyong, Vic 3144**



**Sold House**

Friday, 1 September 2023

20 Avenel Road, Kooyong, Vic 3144

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 615 m2**

**Type: House**



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## Contact agent

On one of Kooyong's most esteemed treelined avenues sits this elegant traditional home, on a significant allotment measuring 615sqm approx. Introduced by a trademark entrance hallway, discover compelling renovation potential to make the most of the existing grand period proportions and a beautifully private garden to extend (STCA) and transform, creating a contemporary family home equipped with every modern convenience. East-west orientation attracts plenty of northern light onto the existing elevated deck and pergola and fills a versatile floorplan with natural light. Four bedrooms, formal living and dining rooms and the open plan living room deliver great family flexibility, while two bathrooms, a dedicated laundry, and a double carport complete the proposition. Enjoy excellent freeway access, a short stroll to \*Gardiners Creek Trail and easy proximity to \*Scotch College, \*St Kevin's and \*Lauriston Girls' School. \*Tooronga Village is a few minutes away, as well as \*Sir Robert Menzies Reserve, and bustling \*Malvern and \*Glenferrie Roads are in convenient reach.\*The precise distance of the locations may not be exact.