

**20 Hutchinson Street, Brunswick East, Vic 3057**

**Nelson Alexander**

**Sold House**

Friday, 18 August 2023

20 Hutchinson Street, Brunswick East, Vic 3057

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Andrew Melilli

0438072779

**\$2,930,000**

PRIVATE AUCTION 2nd SEPTEMBER 3PM - REGISTERED BIDDERS ONLY With the Japanese wabi design philosophy at its heart, this skilfully curated home, the brainchild of interior designer Kim Kneipp, embraces the imperfect and transient, presenting a truly individual property full of custom joinery and natural materials. An extension of the verdant gardens that drape the dwelling in perennial foliage, internal courtyards are dotted throughout, allowing diffuse light to dapple the internal architecture, playing off the yard's northerly aspect and tracking the sun's movements throughout the day. Flanked by Lygon and Nicholson Street, the location wants for nothing regarding premium eateries, trendy bars, boutique shopping, and proximity to transport.- Comprising three large bedrooms with optional fourth, including 2 bedrooms with open fireplaces and split systems zoned to the front of the home, and the master suite occupying the first level.- Spacious and fully equipped master suite includes generous walk-in robe, ceiling fan, private cedar-clad balcony, and stunning ensuite adorned in vintage Japanese mosaic tiles with floating timber vanity and granite benchtop, clerestory windows, and art-deco mirror.- A vast yet cozy, open plan living/dining area is softened by recycled timber floorboards and the darkly painted under-stair study nook, with an array of timber-lined windows and glass sliding doors providing views of the lush, verdant gardens.- Beautiful, completely bespoke, two-tone kitchen boasts butler's pantry, immense timber-clad island bench with warm, crystal-filled stone benchtop, luxe black granite splashback, free standing Smeg oven, built-in shelving made from salvaged timber.- The central, family bathroom provides an open shower, integrated Japanese soaking tub, and floating timber vanity with stone benchtop.- Surrounding gardens are entirely landscaped and feature a generous front verandah, adjoining vine-clad pergola, paved undercover entertaining area off the living/dining, decked courtyard off the kitchen, shaded by bamboo, and mature tropical trees and plants encircling the entire property.- Additional features include off-street parking for two cars, hydronic heating throughout, separate laundry room, attic roof storage, 10kW solar panels with Sonnen solar battery storage, Wallbox EV universal charger, and water tank.- Within walking distance of Lygon and Nicholson Street restaurants, bars, and local shops.- Centrally located between Lygon and Nicholson Street trams, as well as Fleming, Methven, and Balfe Parks.- Minutes to Brunswick and Jewell train stations, CERES Village and Barkly Square.- Zoned for Brunswick South Primary School and Northcote High School.