

215 Hotham Street, Ripponlea, Vic 3185

KAY & BURTON

Sold House

Tuesday, 20 February 2024

215 Hotham Street, Ripponlea, Vic 3185

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 482 m2

Type: House



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Refined period elegance combines with contemporary comfort and style in this expansive Edwardian residence, conveniently situated near to the shops and cafes of vibrant Ripponlea village, transport and schooling. Beyond the charming exterior profile of this picturesque single level home, a wide entrance hall with soaring ornate ceilings introduces the generously proportioned, light-filled spaces that are the hallmark of this unexpectedly spacious family home. At the rear, a sun-drenched kitchen/living/dining area offers an appealing space for relaxed family living and entertaining. The well-appointed, chic kitchen boasts an oversized stone island bench, quality appliances including an ILVE gas cooktop and extensive cabinetry and overlooks the low-maintenance courtyard and garden accessed through sliding doors, seamlessly linking indoor and outdoor living. A walk-in pantry with shelving further enhances the amenity. The house benefits from three spacious bedrooms including a captivating front master with charming bay window with plantation shutters, built-in robe and crisp ensuite with oversized shower with striking black tapware. A sparkling family bathroom with bath services the other spacious bedrooms, both of which benefit from built-in robes and reverse cycle split systems. Beyond the bedrooms, a tranquil formal living/dining area with another attractive bay window offers more space for a family to spread out. Additional features of this sensational home, which sits on a 482sqm parcel of land, include a laundry with extensive storage, study, Artemide light fittings, heating and cooling, study nook with shelving, lime-washed wooden floors, decorative sash windows, automatic front gates to off-street parking for two cars, separate entry to the rear and large garden shed. Enviably positioned opposite the majestic Rippon Lea Estate, with Ripponlea station and Brighton Road trams minutes away, the home is ideally located near to a range of public and private schools including Caulfield Grammar and Elwood Primary plus all the lifestyle attractions of Ripponlea, Elsternwick, St Kilda and Elwood, including the bay.