

**22 Edward Street, Kew, Vic 3101**



**Sold House**

Saturday, 25 November 2023

22 Edward Street, Kew, Vic 3101

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 6**

**Area: 1188 m2**

**Type: House**



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## Contact agent

In Kew's premium Sackville Ward, this grand family home and its equally impressive 1,188sqm (approx.) parcel present an exciting opportunity to create a significant family sanctuary surrounded by many of Melbourne's finest homes and elite private schools. Impeccably presented behind a broad 23m frontage, the substantial existing family home offers gracious accommodation for multi-generational living with multiple formal and family living areas, gourmet kitchen, generous room sizes, abundant natural light, separate self-contained studio with kitchenette and bathroom, vast landscaped rear garden with north east aspect, remote controlled double garage and secure additional off street parking for up to 4 cars. Positioned amongst Kew's finest homes and family estates, walk to Carey Grammar and Gennazzano FCJ College, Cotham and Burke Road trams with minutes to other esteemed private schools including MLC, Ruyton, Trinity Grammar, Xavier and both Camberwell Grammar and Camberwell Girls Grammar, the area's exceptional retail and dining precincts including Camberwell and Kew Junctions, Balwyn and Deepdene Village and Glenferrie Road with easy access to the CBD and major arterial links to the Peninsula and Ranges. Set behind its broad frontage, a high private fence and secure entry hide expansive proportions that flow from a grand central foyer to two formal reception rooms and lounge room, dining with marble gas fireplace and built in bar/servery with storage, living with grand bay window offering expansive garden views, and sitting room / rumpus room both unfolding to alfresco entertaining and the garden, fully appointed gourmet kitchen with breakfast/ sunroom. Upstairs, a landing retreat currently used as a home office is surrounded by four bedrooms with extensive BIRs/storage, family bathroom including an expansive main bedroom suite with WIR and ensuite. A fifth robed bedroom/study is positioned on the ground floor with ensuite. Further highlights include extensive built in storage throughout, ducted heating/cooling, excellent secure parking. Enjoy immediately as owner occupied or rental premises, further update/renovate, develop or build a brand new luxury home (STCA) on such a rare and remarkable parcel in this blue chip precinct.