

**22 Holroyd Street, Kew, Vic 3101**

**Nelson Alexander**

**House For Sale**

Wednesday, 17 April 2024

22 Holroyd Street, Kew, Vic 3101

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Cameron Ingram  
0415284844



Jessika Spink  
0400176441

## **Auction \$2,700,000 - \$2,970,000**

Dressed in timeless early-modernist elegance, this spacious and light-filled architectural abode with endless future refurbishment potential promises a lifestyle of class and convenience, in one of Kew's premier Studley Park pockets, footsteps from Yarra River and parklands. Immaculately kept and retaining all the authenticity of the era, wide proportions and polished timber flooring reveal a functional floorplan, highlighting formal/informal living and dining zones, four bedrooms and two-family bathrooms. Discover a well-equipped kitchen, brimming with retro charm and offering generous cabinetry, adjoining the bright family room and paved terrace with views across the large swimming pool and tranquil backyard sanctuary. Versatile self-contained living awaits the lower level, with second kitchen, living, dining and third bathroom, perfectly primed for new owners to unleash creative vision and reconfigure for a myriad of viable living options. Add to this, ducted heating throughout, abundance of natural light and extensive off-street parking via a long driveway and secure lock up garage. With the flexibility to enjoy immediately or reimagine the future through renovation/extension (STCA), the architectural integrity of the yesteryear will inspire and impress. Enjoy a short stroll to the acres of Yarra River parklands, walking and cycling trails, High Street's boutique shopping, gourmet cafes and city bound trams, plus elite schooling, and easy freeway access all just moments away. Make your mark in a prized Kew locale and reap the future rewards!