

23 Florence Avenue, Kew, Vic 3101

 **RE/MAX**

Sold House

Friday, 29 September 2023

23 Florence Avenue, Kew, Vic 3101

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 872 m2

Type: House



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Clean lines and a timeless contemporary façade highlight the impressive street presence of this superb two-storey family residence. Impeccably maintained by the current owners the well appointed interior offers expansive formal and informal living and entertaining areas designed to maximize family enjoyment. Surrounded by manicured gardens the home exudes style and features tall and picture windows delivering an abundance of natural light to the spacious interior. Featuring a parquet entry foyer and a polished timber hallway with a soaring second level ceiling; flowing to a fitted study, two downstairs bedrooms, main and guest both with ensuites and the main has dual WIRs. A further two upstairs double bedrooms have built-in robes and student desks alongside a family retreat and pristine bathroom. The combined formal sitting and dining room and an expansive family domain both face north and incorporate a well-appointed gourmet kitchen with granite bench tops, prestige Miele and Bosch appliances and a WIP. Opening to a wide paved outdoor entertaining area with awnings and built-in gas BBQ overlooking a solar/gas heated in-ground Azure blue pool and spa protected by a line of ornamental trees - a perfect space for alfresco dining and relaxing with family and friends. Adjoining the family domain is a large laundry, powder room and games room or home gym. Other features include video intercom entry, alarm, hydronic heating, OFP (sitting room), split-system R/C air conditioners on both levels, R/C overhead fans, ducted vacuum, auto sprinklers, remote gates and large double garage/storage with secure internal access. This exceptional property is located within the prized Kew private school precinct. Close to Kew Junction with the popular Leo's Fine Foods and Toscanos plus the forthcoming Kew Recreation Centre. Or Glenferrie Road's fashionable shops, restaurants, cafes and the Lido cinema. Moments from nearby parklands and Cotham Road transport for easy school or CBD access - all the family lifestyle benefits this location is renowned for.