

**24 Belford Road, Kew East, Vic 3102**

**Nelson Alexander**

**Sold House**

Thursday, 24 August 2023

24 Belford Road, Kew East, Vic 3102

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

Standing behind a picket fence on a sprawling 738m<sup>2</sup> (approx.) allotment, 'Merion' is a Californian Bungalow (circa 1918) that intertwines the enchanting features of its era with modern comfort and contemporary indoor-outdoor spaces. Immaculately preserved with a tuck-pointed façade and tessellated tile verandah, the home is filled with character, opening to an interior embellished by leadlight features, timber fretwork, and cast-iron fireplaces. At the front of the home, three original bedrooms are preserved in the lavish dimensions of its day, including a luxe main bedroom with a sparkling ensuite and a walk-in robe. A formal lounge room basks in natural light through a bright bay window, adding flexibility as a fourth bedroom. At the back of the home, a vast open plan domain indulges relaxation, fireside dinners, and indoor-outdoor entertaining over gleaming Victorian Ash floors. The kitchen offers a full complement of Siemens appliances and ample storage, gathering family and friends around a stone-draped island. Bi-folding doors seamlessly connect the room with the manicured yard, hosting alfresco dining and lively barbecue celebrations within a private border of trees. Providing a contemporary family bathroom with a claw-foot bath, a separate powder room, a large laundry, and ample attic storage, the home is finished with plenty of off-street parking including a carport. Offering ducted heating and split system air-conditioning, the home delivers outstanding comfort, while tempting new beginnings through a luxury new home design (subject to council approval). Situated footsteps from Harp Village's tasty treats and shopping, Victoria Park, the Anniversary Trail, and trams bound for Kew Junction and the CBD, the home is ideally positioned for family among esteemed public and private schools.