

**25 Davis St, Kew, VIC, 3101**

**Sold House**

Monday, 15 May 2023

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**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 4**

**Type: House**



James Tostevin



Hamish Tostevin



Charlie Tostevin

## **Grand Victorian - Classic and Contemporary Elegance - No Heritage Overlay**

Superbly positioned on the fringes of the coveted and prestigious Sackville Ward, regarded as one of Boroondara's most sought-after areas. This magnificent slate-roofed landmark Victorian residence c1890 is arguably one of the finest homes in the surrounding area. Showcasing the iconic grandeur of its era, it is gracing an impressive allotment of 1,261sqm approx. with a wide frontage featuring both formal hedging and ornamental trees. Showcasing the proportions typical of its era the light-filled interior is highlighted by superb contemporary renovations complementing its subtle retained period attributes, including high ceilings with roses arches and coloured leadlight glass.

A black and white marble entrance foyer leads to wide oak floors flowing through the downstairs areas to a fitted study, pristine bathroom, dining area plus a state-of-the-art gourmet kitchen and butler's pantry both equipped with stone bench-tops and prestige Miele double ovens, induction cook-tops, dishwashers and adjacent laundry. The sitting room and the main bedroom with a WIR and ensuite both have French doors opening to a verandah overlooking a stunning outdoor lifestyle domain and private spaces for outdoor relaxation, entertaining and family enjoyment. Which includes a full-width deck with ample space to entertain small or large scale milestone events, solar & gas heated pool and spa, night-lit half basketball court, pavilion gymnasium, pool bathroom and sauna. Whilst upstairs City skyline views a sparkling family bathroom, nursery bedroom/retreat plus three double bedrooms with built-in robes, one with an adjacent study area. Other comprehensive appointments include hydronic heating & ducted cooling, reverse cycle air conditioners and remote gates leading to a large remote double garage with storage areas.

This rare opportunity is enviably located to capitalise on its location in the Kew private school precinct. Close to Kew Junction shopping including Leo's Fine Foods, Toscanos and Glenferrie Road's fashionable shops, restaurants, cafes or Lido cinema. Plus transport options to the CBD, Recreation Centres and parks - all providing sought-after lifestyle amenities.