

**26 Connell Street, Hawthorn, Vic 3122**



**House For Sale**

Wednesday, 20 March 2024

26 Connell Street, Hawthorn, Vic 3122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Antony Woodley

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**\$3,000,000 - \$3,250,000**

A rare triple-width presence in the St. James Park precinct showcases the beautiful character and spacious proportions of this captivating family home c1870. A landmark sanctuary amidst expansive gardens, this double-fronted, slate roof Victorian with a separate architectural studio is one of the area's originals with a farmhouse feel offering a wonderful lifestyle opportunity near Hawthorn's blue-ribbon amenities. Located on a leafy street loved by locals with its surrounding treasure-trove of parklands, this attractive single-level home has superbly evolved to immediately impress with its ornate heritage elegance, oversized interior spaces and quality modern enhancement. Embraced by a glorious stretch of flourishing lush green garden, the light-filled interior with its high decorative ceilings, polished floorboards and open fireplaces is introduced by a broad arched hallway that's central to 4 huge bedrooms or 3 and a delightful formal sitting room. A stained-glass door reveals an inspiring rear family zone where living and dining areas extend to a country-style kitchen by a cozy banquette that features a stainless-steel double oven stove, Miele dishwasher and a walk-in larder. The layout also offers 2 stylish bathrooms and a laundry with excellent storage while a range of appointments for the utmost comfort and peace of mind include hydronic heating, split-system air-conditioning, alarm system and plantation shutters. An early outbuilding incorporates a workshop, storerooms and toilet, while overlooking the gorgeous garden is a versatile modern studio with desk space, storage, air-conditioning and a deck. Perfectly situated on a 705 sq. metre allotment (approx.), this supremely comfortable family residence offers potential when ready for a luxurious renovation close to village cafes and shops, trams, train station, Glenferrie and Bridge Road precincts, parks, Yarra River trails and leading primary and private schools.