

**26 Kooyongkoot Road, Hawthorn, Vic 3122**

**Sold House**

Thursday, 14 December 2023



**Forbes**  
GLOBAL PROPERTIES

26 Kooyongkoot Road, Hawthorn, Vic 3122

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Contact agent

Inspections by Private Appointment. Kooyongkoot Road is a shining example of why great Victorian architecture will always hold appeal. It is a thing of beauty, in how it looks and how it feels. And, just as it was when it was envisioned by important architect Harry Browse Gibbs back in 1886 as home to one of Melbourne's prominent merchant families, it possesses all that is required to live a very high-quality life in a very high-quality location. Under its current ownership, it is a warm, fresh, and thoroughly modern family home with a north-south tennis court, a pool and expansive gardens all arranged across the 2000 square metres plus holding in a very relaxed, almost resort-like feel. The proportions of its rooms are magnificent, and the period craftsmanship has been applied with such refinement and restraint that the home is like a beautiful canvas, capable of supporting any kind of design preference – be it classic or contemporary. The ground floor is dedicated to the art of living – very well. There are a suite of spaces to retreat to that are all beautiful and inviting, from the breath-taking formal sitting and impressive study to the expansive dining room with a cosy fireside retreat and sunny bay window. There is a billiard room as well, with stairs nearby to a fun basement cellar and tasting room. And a casual living zone and excellent marble kitchen that bask in north-western sun across the day, with French doors that open for outdoor dining alongside the flood lit court and pool. Upstairs is the well thought out accommodation zone, with an exceptional principal bedroom, a full separate walk-in robe and a sleek ensuite. There are four further bedrooms, two designer bathrooms and a rumpus room in a layout cleverly designed to allow children and parents their space. And all of this on Kooyongkoot Road, one of the unquestioned trophy boulevards of Melbourne – a wide proud leafy avenue lined by fine homes, and surrounded by fine shops and schools, and enjoying the easiest of access to the CBD, sports, and arts of one of the finest cities in the world. In conjunction with James Buy Sell.