

**26 Yarra Street, Hawthorn, Vic 3122**

 **RE/MAX**

**House For Sale**

Monday, 1 April 2024

**26 Yarra Street, Hawthorn, Vic 3122**

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 2293 m2**

**Type: House**



Stuart Evans  
0402067710



Marcus Chiminello  
0411411271

## Private Sale

A landmark property in the tightly held and highly esteemed "St James Estate", this historic c1874 Hawthorn brick Victorian residence's extraordinary dimensions are magnificently set within a spectacular landholding of 2,293sqm approx. complete with north-south tennis court and pool. Commanding an elevated position behind a broad return verandah, the imposing arched central hall introduces a beautiful sitting room and a glorious media room or lounge, both replete with ornate ceilings, marble fireplaces and bay windows. Beneath a soaring vaulted ceiling, the expansive living room with retreat/study area opening to the garden is adjacent to a formal dining room with open fire and a gracious executive study with exquisite leadlight window and marble fireplace. Bathed in northern light, the inviting family dining room and country style kitchen open to a north-facing private garden. An abundance of versatile and superbly zoned family accommodation comprises the beautiful main bedroom with robes, a second bedroom and stunning bathroom with marble gas fire on the ground level. An evocative light-filled children's area upstairs comprises five additional bedrooms and a stylish bathroom. A botanic paradise, the picturesque private gardens are filled with century old specimens including a majestic Port Jackson fig tree as well as the solar heated pool and spa and mod-grass tennis court. A wonderful family home to cherish now and into the future while offering scope for further modernization, it includes an alarm, hydronic heating, RC/air-conditioners, 3rd bathroom, powder-room, laundry, wine cellar, roof storage, irrigation, garden shed, workshop, auto gates and off-street parking. Idyllically positioned with elite schools, Hawthorn station, West Hawthorn Village, St James Park and trams all within a short walk. Land size: 2,293sqm approx.