

# 3 Austin Street, Hawthorn, Vic 3122

 Real Estate

## House For Sale

Friday, 24 May 2024

3 Austin Street, Hawthorn, Vic 3122

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 819 m2

Type: House



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**\$4,200,000 - \$4,600,000**

It will not be hard to be instantly captivated by the crisp white façade trimmed with black, highlighting this stand out classic double fronted Victorian home c1890. Situated in an iconic row of similar Victorian homes in a quiet sought-after pocket of Hawthorn. Refurbishments to the previously renovated and extended interior have delivered a sublime living environment; blending several period attributes including a slate roof, iron lacework verandah, coloured leadlight glass and high ceilings with roses. Combined with the generous proportions typical of its era and light-filled living spaces in keeping with today's contemporary lifestyle. The superbly presented interior features a wide central arched hallway with Baltic Pine floors flanked by a formal sitting room, four bedrooms with built-in robes, two with spa bath ensuites and the main also has a WIR; plus a study. Flowing to a stunning north-facing family living and dining domain incorporating a sleek kitchen equipped with granite bench tops, premium Euro appliances and adjacent laundry with a powder room. Opening through French doors to a private garden leading to an extra-large multi-functional, informal living room, studio or home office with vaulted ceilings and a bathroom; situated above the garage. Other comprehensive features include hydronic heating, R/C air conditioners (main bedroom and living), marble and original OFPs, new carpets, remote 3 car garage with ample storage space and turning area. This impressive home is enviably located a few moments from the West Hawthorn shops and public transport options including three stops between Hawthorn station and the city. Close to St James Park, Morang Reserve or the ever popular Yarra River parklands; plus the bustling Glenferrie or Bridge Road restaurants, cafes and boutiques and some of Melbourne's finest schools, with quick access to CityLink or the CBD (a 50 minute walk if desired) - all providing exceptional lifestyle choices.