

**3 Drumcondra Avenue, Drumcondra, Vic 3215**

**House For Sale**

Friday, 24 May 2024



3 Drumcondra Avenue, Drumcondra, Vic 3215

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 625 m2**

**Type: House**



Ben Riddle

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Amy Rush

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**\$1,595,000 - \$1,695,000**

Showcasing original Edwardian character infused with elegant modern updates, this grand period home offers multiple living and entertaining zones for the ultimate in family living. Set on a generous 625m<sup>2</sup> (approx.) allotment with rear lane access, within walking distance of Pakington Street cafes and amenities, Rippleside Park, the bay, take the Waterfront walking trails all the way to Eastern Beach and enjoy an array of our finest restaurants, attractions and events. Moments from the city and with easy access to Melbourne via road, rail or ferry, a spectacular lifestyle awaits at this prestigious address. Set amongst established gardens, the stately façade forms an impressive introduction to the property. Inside, a wide entry hall showcases high ceilings, polished timber floors, leadlight windows and original character detail, leading to a sophisticated formal lounge and dining room. The adjoining kitchen features sleek modern cabinetry, quality stainless steel appliances including 600mm Miele oven, gas cooktop, dishwasher, generous storage provisions and walk-in pantry. Centrally positioned to access the formal dining and overlook the casual meals, living and alfresco, this is a great layout for those who love to entertain. The second living area transitions to a classic contemporary theme, with vaulted ceilings and well-placed skylights bathing the space in natural light. A spacious third living area at the rear includes built-in storage, providing a great space to send the kids to play, an adult retreat, theatre room or huge fourth bedroom with double doors opening onto the deck. Comprising three bedrooms, the master features built-in robes and an adjoining contemporary bathroom. Two additional bedrooms also include built-in robes, serviced by a tastefully presented family bathroom with freestanding bath, modern vanity, and quality fittings. A separate study offers a quiet space to work from home with built-in shelving. Central heating, split system heating and cooling, plus ceiling fans keep you cosy or cool throughout the seasons. Bi-fold doors open up from the rear living to the alfresco, accommodating a seamless connection with the outdoors. The undercover entertaining area extends out to a large sun deck, offering a private space to enjoy the sun or shade overlooking the lush backyard. A vine-covered pergola provides an alternative space to wine and dine, and established gardens create a tranquil atmosphere. The long driveway allows for ample off street parking, and rear access to the garage provides for excellent secure storage and access to the property. An extraordinary opportunity to enter a tightly held market, here is your chance to own a beautiful bayside property in prestigious Drumcondra. Ideal for Newtown buyers seeking close proximity to all the waterfront has to offer.