

31 Denham Street, Hawthorn, Vic 3122

KAY & BURTON

Sold House

Thursday, 12 October 2023

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Bedrooms: 4

Bathrooms: 3

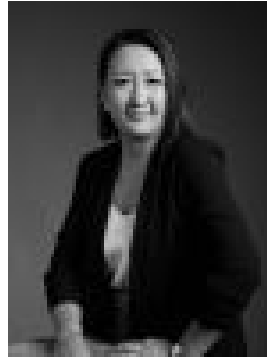
Parkings: 2

Area: 766 m2

Type: House



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Presenting the timeless elegance of its Federation-era roots, this magnificent family home delivers impressive function and flexibility with sublime natural light in Hawthorn's prestigious Yarra precinct. Enriched with vibrant gardens while glancing over the green expanses of St James Park, an enticing façade reveals a memorable entry, with soaring, detailed ceilings enhancing an array of original rooms. Generously proportioned, formal lounge and dining areas complement an open family zone and rear living domain, together served by a modernised kitchen with stone benches, a breakfast bar, butler's pantry, Miele dishwasher, and class-leading 900mm Smeg cooker. Practicality emphasised, main sections flow effortlessly into a north-facing backyard, with mature hedges affording welcomed privacy. Direct side access underlines the home's status as an entertainer's haven, with an outdoor setting providing sun-soaked space to unwind beside a solar-heated pool. With a smart bathroom and two bedrooms above, a bar-enhanced back living area serves as an ideal guest suite or teenager's retreat, while a tasteful ensuite and stylish central bathroom cater for a sumptuous main bedroom and primary guest room respectively. Presenting immediate comfort with room to reimagine over time, further highlights include comprehensive heating and cooling, solar panels, three-phase power, NBN, built-in robes, leadlight windows, fireplaces, vast attic storage, a combined office/laundry, double garage, and open car spaces (accessed via wide ROW). Offered for only the second time since its c1904 construction, it's situated in one of Melbourne's most exclusive family enclaves, with blissful Yarra trails just 350m away. Zoned to acclaimed Hawthorn West Primary while near the area's revered colleges, it's a short walk to scattered parklands and West Hawthorn Shopping Centre, with the MCG and city centre a quick train or tram ride away.