

31 Lingwell Road, Hawthorn East, Vic 3123

 Real Estate

Sold House

Saturday, 23 September 2023

31 Lingwell Road, Hawthorn East, Vic 3123

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 522 m2

Type: House



James Tostevin
0417003333



Daniel Bradd
0411347511

Contact agent

An eye-catching façade featuring a pretty iron-lacework verandah and a decorative parapet carrying the name "Lester" introduces one of the finest examples of a freestanding Boom style Victorian brick cottage in the area. Gracing an unusually large allotment of over 500sqm, the home is also highlighted by deceptively spacious proportions. Totally transformed with a commitment to quality by previous renovations and a split-level extension adding expansive living areas - whilst retaining period attributes; including high ceilings with roses. Designed to provide loads of natural light from large glass areas and a preferred northern rear aspect creates an inviting and homely ambience. Complemented by a crisp white interior featuring a double arched hallway flanked sitting room, two bedrooms, main with a WIR and ensuite, a fully-tiled bathroom/laundry past a lush green central light well and side door access. Leading to a stunning kitchen equipped with a WIP, stone bench tops and prestige Miele appliances; plus an expansive dining and living room opening to a wrap-around deck. Overlooking a paved alfresco area in an unusually deep hedge-lined garden framed by two soaring trees - providing options for relaxing outdoors. The upstairs extension has a study alcove and north-facing attic-style bedroom with built-in robes. Other comprehensive features include hydronic heating, R/C air conditioners (living and upstairs bedroom), cosy fireplace (living), cellar, extensive internal roof storage in addition to a garage accessed from a shared ROW. This captivating Victorian is perfectly situated in a quiet cul-de-sac amongst other period homes in a sought-after pocket of Hawthorn. Close to the eclectic Auburn Hotel, Auburn Village cafes, shops and station plus Glenferrie Road, Camberwell Junction, Sir William Angliss and Rathmines Road Reserves. Whilst many of Melbourne's finest schools as well as Swinburne University are all within walking distance - all underpinning its family lifestyle credentials.