

# 31 Manningtree Road, Hawthorn, Vic 3122

 Real Estate

## Sold House

Wednesday, 24 April 2024

31 Manningtree Road, Hawthorn, Vic 3122

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 444 m2

Type: House



Stuart Evans  
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## Contact agent

A cherished home for more than 50 years, this captivating solid brick c1881 Victorian residence within a deep leafy north-facing garden allotment retains evocative period character through generous light-filled dimensions that have been updated and extended over the years. The central arched hallway featuring Baltic pine floors flows through to a gracious sitting room with bay window and gas fire, a retreat or home office and sunny separate kitchen appointed with Bosch appliances. Beneath a soaring 6.7 metre ceiling and bathed in northern light, the expansive living room and adjacent dining room with open fire opens to the deep private north-facing garden with deck shaded by a glorious Jacaranda tree. The four bedrooms are complemented by a stylish bathroom with separate powder-room, 2nd shower and toilet, an upstairs home office and fitted study nook overlooking the garden. Desirably positioned in a coveted locale close to Glenferrie Rd and West Hawthorn shops and cafes, trams, Glenferrie and Hawthorn stations, elite schools and Grace Park, it includes ducted heating, RC/air-conditioners, laundry, bluestone wine cellar, garden shed, water tanks, roof storage, solar panels and off street parking.