

**34 Fordholm Road, Hawthorn, Vic 3122**

 Real Estate

**House For Sale**

Thursday, 18 April 2024

34 Fordholm Road, Hawthorn, Vic 3122

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



Nicholas Franzmann  
0412247175



Nikki Van Gulick  
0419325911

**\$3,300,000 - \$3,600,000**

Perfectly positioned only metres to Fairview Park and the Yarra River, this substantial 4- or 5-bedroom brick family home's exceptional dimensions offer current day comfort in addition to exciting scope to renovate, extend or rebuild your dream home within the deep private northwest facing garden allotment (STCA) of 670sqm approx. with no heritage overlay. Gracious proportions define the wide central hall and a palatial L-shaped formal sitting and dining room with open fire. Timber floors flow through the expansive informal living and dining room served by a spacious well-equipped timber kitchen opening to a deck overlooking the private garden. Two generous bedrooms with robes, a study and bathroom are downstairs while two very large bedrooms, one with ensuite, a huge retreat, bathroom and roof deck with views create a fabulous children's zone upstairs. Desirably situated walking distance to Scotch College, Riversdale Rd and Glenferrie Rd trams, Kooyong station, cafes, shops and Yarra River trails, it includes an alarm, ducted heating, RC/air-conditioners, laundry and double carport. A sensational opportunity to capitalize on an exclusive tightly held location. A street frontage of 15.24m with no heritage overlay.