

36 Manningtree Road, Hawthorn, Vic 3122

 Real Estate

House For Sale

Saturday, 24 February 2024

36 Manningtree Road, Hawthorn, Vic 3122

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 1106 m2

Type: House



James Tostevin
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Charlie Tostevin
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\$6,000,000 - \$6,500,000

Displaying a superb mix of Victorian character and stunning contemporary lifestyle amenities "Connemara" c1890 is an elegant family residence defined by an irresistible street appeal, located in a sought-after pocket of Hawthorn enhanced by many surrounding period homes. Privately and securely protected by its high-walled surrounds and neatly manicured hedge-lined and layered gardens, designed by Jane Jones Landscapes, creating a lush and serene living environment. Notable period attributes include a slate roof, iron-laced verandah and bay windows with internal arches introducing the immaculately maintained crisp white interior with high ceilings and roses. A central, arched hallway with polished timber floors is flanked by a formal sitting room, dining room, three bedrooms, main with a WIR and ensuite, a family bathroom, laundry and fitted study; leading to a magnificent family domain. Incorporating a prestige CaesarStone, Miele and Ilve equipped kitchen with a WIP. Perfectly designed for entertaining either indoors or outside around the gas/solar heated pool with a full barbeque kitchen, remote awning and adjoining split-level pavilion with two upstairs bedrooms each with an ensuite - ideal for guest or teenage accommodation. Other comprehensive appointments include video intercom, alarm, security cameras, plantation shutters, ducted heating and cooling, OFPs (including marble), R/C air conditioners (pavilion), surround sound, luxurious fully-tiled bathrooms, cellar below the kitchen, night-lit gardens, underground water tank, remote gates and a large double garage/storage. This stunning home is perfectly located in the tree-lined Manningtree historic period streetscape. Just a short walk from the eclectic West Hawthorn shops, IGA supermarket and Cannings Butchers or Glenferrie Road shopping, numerous cafes, restaurants or the Lido Cinema. Plus easy access to the Yarra River walking and cycling tracks, Kew and Hawthorn private and public schools or the CBD via either tram, train or CityLink. All underpinning the lifestyle benefits to be enjoyed from this location. Land size: 1,106sqm approx.