

# 39 Uvadale Grove, Kew, Vic 3101

## Sold House

Tuesday, 3 October 2023



39 Uvadale Grove, Kew, Vic 3101

Bedrooms: 3

Bathrooms: 2

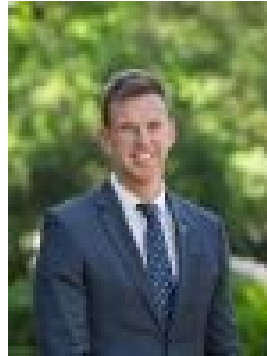
Parkings: 2

Area: 697 m2

Type: House



Lloyd Lawton  
0398105000



Nick OHalloran  
0398105000

## Contact agent

Entering the market for the first time in over 60 years, this distinctive architectural icon preserves classic 1960s elements on a substantial 697sqm approx. allotment, offering significant scope to revive/extend or rebuild (STCA). Its functional design has left a legacy of ideas, enriching generations of houses built on longer-line allotments. A practical layout by Melbourne architect Graeme Gunn centres a sundrenched courtyard and alfresco entertaining area, letting abundant northerly light flow through the entire floorplan. Exposed timber panels and beams provide warmth and character to this single level residence, comprising a sunken lounge with open fireplace, elevated dining area and a secondary retreat opening out to the courtyard. A study and sitting zone is tucked behind the lounge enjoying garden outlooks. A sizeable kitchen is equipped with modern appliances and endless storage, primed for a makeover yet superbly positioned for family meals and entertaining. Accommodation comprises three bedrooms or optional two plus home office, two main bathrooms, spacious laundry, storage area, workshop/shed and an additional rear garden with veggie patch. The home includes split system heating/cooling, water tanks, double carport and ample off-street parking. An exceptional position places Cotham Road and High Street trams within walking distance, moments from Kew Junction shops, cafes, restaurants, buses and supermarkets, Kew Primary School and Melbourne's esteemed private schools.