

**40 Rathmines Road, Hawthorn East, Vic 3123**



**House For Sale**

Tuesday, 6 February 2024

40 Rathmines Road, Hawthorn East, Vic 3123

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 274 m2**

**Type: House**



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## Contact Agent

Privately positioned, opening directly onto Victoria Road Reserve, within a serene, treelined setting, this timeless Victorian terrace represents past, present and future appeal in a coveted locale. Just steps from parks, sporting clubs, Auburn Village, Auburn station, Glenferrie Road and Camberwell Junction shops, cafes, restaurants, supermarkets, trams, bus and entertainment, cinemas, plus a host of esteemed schools for families of all stages. A quintessential undercover porch introduces soaring ceilings and an arched hallway underscored by timber floors and ornate period ambiance. Prioritising natural light throughout the entire floorplan, zoned versatility caters for family convenience, comprising a light filled living zone showcasing generous proportions. A sunlit kitchen and living area with skylights and atrium style windows which offer leafy outlooks to Victoria Road Reserve from an inbuilt window seat, featuring a stainless steel cooktop, sleek Bellini oven and ample storage throughout, with superior scope to renovate/reconfigure. Impressive dimensions compliment three generous bedrooms, two with built in robes and three featuring original open fireplaces, with a fourth bedroom/home office or retreat accessed separately featuring mirrored built in robes and an ensuite, opening directly to private courtyard entertaining. Includes heating, laundry, central bathroom, front gardens and off street parking via rear laneway. Ready to occupy immediately or renovate/add value, this prized family home is a rare gem within an esteemed position.