

**402 Barkers Road, Hawthorn East, Vic 3123**



**House For Sale**

Friday, 17 November 2023

402 Barkers Road, Hawthorn East, Vic 3123

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 731 m2**

**Type: House**



Gareth Apswoude



Zoe Zhao

0450976833

## **Auction | \$2,200,000 - \$2,400,000**

Tucked away behind a charming brick wall, this home is a sanctuary adorned with pockets of garden bliss, inviting moments of leisure throughout the day. The residence's delightful clinker brick exterior opens up to reveal spacious interiors brimming with promise, offering a canvas ready for a transformation that could blend classic elegance with modern sophistication. Set on a substantial parcel of land, approximately 731 square meters, this robust double brick abode is a treasure trove of original features, including gracefully curved walls, intricate stepped cornices, and distinctive mantelpieces that evoke a bygone era. The welcoming porch patio introduces you to the tranquil interiors, where the thick double brick walls provide a cool haven. Bathed in light from the north-facing windows, every room is a peaceful retreat. The home boasts a variety of living spaces waiting for a personalized touch; from the cheerful sunroom with its adjoining entertainer's deck to the formal lounge, complete with a cozy gas log fireplace and a bay window offering views of the enchanting garden. An elegant dining room and a spacious family retreat with direct access to the rear courtyard garden complete the ensemble. Embrace the convenience of this prime location, where the need for a car dissolves. A leisurely walk to the train station ensures swift commutes to the city center, and esteemed schools such as Carey Grammar, Auburn Primary School, MLC, Ruyton, Trinity, and Xavier College are just a short stroll away. Gastronomic delights and retail therapy are never far, with Auburn Village, Glenferrie Road, Kew Junction, and Camberwell all within easy reach. In Conj. Micky Ahuja 0428 160 701 (Buy Sell Rent Property Group)