

**43 Bell Street, Hawthorn, Vic 3122**



**House For Sale**

Tuesday, 27 February 2024

43 Bell Street, Hawthorn, Vic 3122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 307 m2**

**Type: House**



Lloyd Lawton  
0398105000



Greg Toogood  
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**\$2,000,000 - \$2,200,000**

A sensational surprise in a peaceful period lined street, this freestanding Victorian's charming façade hides a generously renovated single level home just a short stroll from Glenferrie Road and leading private schools. Set behind its classic verandah with iron lacework, impressive proportions take full advantage of their deep 307sqm parcel, providing three-bedroom two-bathroom accommodation with two outdoor areas and the Glenferrie precinct luxury of a remote double garage with significant loft storage via its rear frontage to Edward Street. Two oversized bedrooms with excellent built in robes and clever bay windows are served by a contemporary bathroom before a large open plan living and dining domain with woodstove enjoys expansive views over leafy landscaped alfresco areas designed for indoor/outdoor entertaining. A fully equipped kitchen shares the light filled aspect whilst at the rear, the generous main bedroom forms its own retreat with extensive built in robes, second bathroom and a landscaped courtyard full of northern sunshine. As perfect for families as those seeking to downsize without compromise, a range of additional highlights include renovated laundry/storage, high ceilings and original period detail, electric heating, split heating/cooling and remote double garage with large loft suitable for storage or adaptable as ideal working from home space. Enjoy peace and privacy with the absolute convenience of Glenferrie Road shopping and dining, trams, trains, Lido Cinema and Hawthorn Pool and Recreation Centre all within a short stroll or walk to MLC, Ruyton, Xavier and both Trinity and Carey Grammars.