

**43 Henrietta Street, Hawthorn, Vic 3122**

**KAY & BURTON**

**House For Sale**

Wednesday, 21 February 2024

43 Henrietta Street, Hawthorn, Vic 3122

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Judy Balloch  
0408753877



Walter Dodich  
0413262655

## **Auction Saturday 16 March at 11am**

This weatherboard home retains original detailing, generous proportions and double street frontage presenting an appealing opportunity to renovate or redevelop that is only limited by your imagination or just move in. The 675sqm approx., with no heritage overlay, presents the chance to bring the original home back to life, or to start with a blank canvas, with rear access to The Boulevard adding extra amenity and convenience. The 3-bedroom home features high ceilings, decorative plasterwork and timber detailing, timber flooring and leadlight windows. A wide central hallway connects the bedrooms with a living room complete with gas fireplace. A central study is well positioned away from the action. A bathroom and powder room are easily accessed. At the rear of the home, a large kitchen overlooks a sun filled meals area, with a patio opening to the north facing garden. A euro laundry is in easy reach. Separate, self-contained accommodation at the rear of the home makes a welcome retreat for teens or visitors. The established garden is private and sun-drenched with a northerly aspect. Rear lane access is complemented by a carport and large garden shed. Further off-street parking is available from Henrietta St. A water tank and solar panels adds sustainable sensibility. Enviously located in the heart of Hawthorn, close to top schools, Glenferrie Road shopping and dining and ample public transport, this property ticks all the boxes for both possibility and position.