

45 Victoria Road, Hawthorn East, VIC, 3123



Sold House

Monday, 10 April 2023

45 Victoria Road, Hawthorn East, VIC, 3123

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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"BANGOR" An exceptional family opportunity

Positioned on a remarkable 696sqm with prized northern rear, direct rear access to Victoria Road Reserve and walking convenience to a host of family amenities, this majestic 1919s home, without doubt, presents one of the area's most exciting family opportunities. Situated in a prestigious address, its magnificent character proportions, whilst immediately comfortable, present exceptional scope for a renovation/extension (STCA) that creates a state-of-the-art contemporary family home just a short stroll from elite private schools, Auburn Village cafes and trains. Introduced by a return verandah façade, expansive original dimensions feature high ceilings, leadlight windows and original open fireplaces in a layout of six principal rooms currently configured as four bedrooms, one with bay window, formal sitting with fireplace and central living with open fireplace. Modern day functionality is provided by a family sized kitchen with meals and two bathrooms whilst at the rear, a sun filled northern garden enjoys the privilege of direct access to leafy Victoria Road Reserve. Other highlights include ducted heating, timber floors, secure rear carport/storage and abundant off street parking minutes from Camberwell Junction and Glenferrie Road retail and dining. Walk to Carey, Xavier, MLC and Ruyton, Burke Road trams, Auburn Station and Swinburn University.