

5 Xavier Avenue, Hawthorn, Vic 3122

KAY & BURTON

Sold House

Tuesday, 30 January 2024

5 Xavier Avenue, Hawthorn, Vic 3122

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Contact agent

An impeccable presence on a leafy cul-de-sac reflects the grace and elegance of this stylishly enhanced Californian bungalow that's enviably located in the prestigious Hawthorn Grove precinct only a matter of footsteps to MLC, Xavier College and a selection of other private schools. With just a handful of properties on the avenue, the exclusive position of this delightful three bedroom, two bathroom home is one to secure for outstanding family lifestyle success long into the future. Quietly set within low-maintenance landscaped surroundings, the timeless 1920s profile is classically attractive and reveals a light-filled single-level interior flowing from an inviting entrance hallway to a sizable main bedroom including leadlight windows and an immaculate fully-tiled ensuite, a centrally situated family bathroom and two further spacious bedrooms, all with built-in robes. Complemented by stylish flooring, ducted heating and air-conditioning, the layout flows effortlessly to a north-facing living room before a generous family dining area and an excellent gourmet kitchen featuring stainless-steel appliances, shining stone benchtops and an abundance of storage. Sliding doors open to an undercover alfresco area overlooking a secluded and sunny rear garden ideal for children, pets and relaxed entertaining. An exceptional discovery with gated off-street parking and a carport, this warm and welcoming family residence offers immediate comfort and enticing potential to build your dream home or further improve, expand and add value if desired with a stunning second-level addition (STCA). A rare opportunity so close to leading schools, Grace Park and Glenferrie Road's exceptional cafes, restaurants, shops, supermarkets, Lido cinemas, trams and train station.