

**59 Evan Street, Parkdale, Vic 3195**



**Sold House**

Friday, 19 January 2024

59 Evan Street, Parkdale, Vic 3195

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



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**\$1,350,000**

To be at 59 Evan Street is more than being welcomed into one of Parkdale's finest quarters. It is to walk into a beautifully curated family home that pays respect to the demands of contemporary life while remaining aware of the desire for spaces that operate with function as well as style. The formal lounge retains the property's original charm with ceiling rosettes and engraved cornices, the natural textures of hardwood flooring refreshed by natural light. The living room, meals area, and kitchen connect seamlessly, before extending outwards onto the property's north-facing deck. The combination of indoor and outdoor entertaining is underscored by a rooftop terrace above the garage, a rare and remarkable feature which adds a sense of depth and theatrics to its outdoor setting. At its heart, the property is committed to providing a wonderful life for families. This commitment is articulated in the separation of the living & entertaining zones for peace & privacy, the placement of a separate workshop & studio along the property's north-east axis, and close proximity to both Parktone Primary School & Parkdale Secondary College, Parkdale shops and beach. Further features include four bedrooms & separate studio, wide frontage, ducted heating & A/C, double lock up garage, a full-sized laundry, fully converted attic space, original timber flooring, new paint throughout, and generous parking accommodation.