

# 6 Glan Avon Road, Hawthorn, Vic 3122

 Real Estate

## Sold House

Sunday, 13 August 2023

6 Glan Avon Road, Hawthorn, Vic 3122

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 676 m2

Type: House



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## Contact agent

Looking straight up the mouth of the Yarra in tranquil leafy surrounds beside the Yarra Riverbank - this stunning family residence sets a benchmark for style, family luxury, contemporary elegance and high end appointments. This property is one of few that has a direct view up the river. A compelling split-level residence highlighted by clean lines and a cutting-edge design combined with an eye-catching façade and modern minimalist design. The attention to detail which goes the extra mile delivers an unforgettable wow factor on inspection and leaves a lasting impression. Step up to its elevated position from low maintenance gardens lined with ornamental plants and hedges to the interior featuring large floor-to-ceiling windows delivering abundant natural light to the home. A wide entrance hall leads to a generous formal sitting room, informal living, and study; all accessing a paved area surrounding a solar heated lap pool with water feature. Plus, an expansive family domain incorporating a sleek Calacatta marble kitchen equipped with prestige Siemens and Bosch appliances and a Liebherr integrated fridge/freezer; flowing through a glass wall to a wide balcony overlooking the river below. Providing a magical setting for indoor/outdoor dining and entertaining for small family groups or larger milestone events or simply watching the rowers go by or the air balloons up high. The first floor features a laundry, family bathroom and three large bedrooms including a sumptuous main with garden vistas, WIR and sparkling ensuite. Comprehensive appointments include ducted heating & cooling, R/C air conditioner (informal living), double glazing, fully tiled bathrooms, OFP (sitting room), gas stone fireplace (family living), built-in gas BBQ, remote double garage with workshop area, storage, wine rack and internal access; plus direct access to the river with the potential to add a mooring if desired (STCA). Presenting a rare opportunity to acquire a property atop of the Yarra River - perfectly positioned for you to create an enviable future lifestyle close to the river parklands, Morang Reserve, West Hawthorn shops and cafes or the bustling Bridge Road restaurants, cafes and boutiques; with easy access to numerous private schools and the CBD via CityLink or public transport options by trams or train from Hawthorn Station.