

**6 Moore Street, Hawthorn, Vic 3122**



**House For Sale**

Thursday, 1 February 2024

**6 Moore Street, Hawthorn, Vic 3122**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 753 m2**

**Type: House**



Sarah Case  
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**\$5,000,000 - \$5,500,000**

Single Level Sophistication In Illustrious Grace Park Positioned in the prestigious Grace Park Estate, a sophisticated architect-designed renovation has transformed this 1920s residence rich in period character whilst introducing chic contemporary style and function near Glenferrie Road and elite private schools. Framed by beautifully landscaped gardens on 753sqm (approx.), generous four-bedroom, two-bathroom proportions are certainly ideal for families, but premium single level accommodation also offers discerning downsizers a rare opportunity to enjoy an impressive traditional home in an easy-to-care-for setting. Introduced by its handsome portico façade, a wonderfully wide central hall quickly establishes a superb sense of space that's enhanced by abundant natural light, high ceilings and a relaxed free flowing floorplan. A formal sitting room adorned with a traditional open fireplace, high decorative ceiling and broad leadlight bay window flows through to an adjoining dining room and into light filled open plan living and dining areas that feature built-in media storage, a feature Heat n' Glo gas fireplace and super smart gourmet kitchen finished with stone benchtops, oversized Miele appliances and waterfall breakfast bar. Stunning steel framed windows and doors capture the sunny north westerly aspect, unfolding to a large entertaining deck with auto sun awning overlooking the leafy landscaped rear garden. In their own zone, two bedrooms with excellent built-in robes share a central skylit bathroom with freestanding bath and double vanity whilst the palatial main bedroom suite enjoys a private front position with leadlight bay window, custom walk-in robe with storage and designer ensuite with double shower and vanity. Further highlights include a powder room, hydronic heating, ducted air-conditioning, extensive under house storage, water tank, auto garden irrigation, alarm, CCTV security and remote double garage via rear ROW. Walk to renowned Glenferrie shopping and dining, Lido Cinema, trams, trains, Hawthorn Leisure & Aquatic Centre, Grace Park Tennis Club and a host of prestige private schools including Xavier College, Trinity and Carey Grammars, MLC and Ruyton.