

69 Hambleton Street, Middle Park, Vic 3206

 **RE/MAX**

House For Sale

Wednesday, 31 January 2024

69 Hambleton Street, Middle Park, Vic 3206

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Type: House



Oliver Bruce
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Expressions of Interest close Monday 6 May 5.00pm

Entirely transformed beyond its exquisite single-front facade and boasting a second north-facing frontage to Carter Street, this charming Victorian residence's irresistible period elegance is matched by a sensational outdoor domain, self-contained guest studio and sleek, contemporary interiors. Richly toned timber floors and high square-set ceilings flow through the long hallway, leading directly to the open-plan living and dining areas at the rear. Crafted to embrace natural light at every turn, it features a double-height void above the dining zone and bi-fold doors that extend to a landscaped garden terrace paved with cobblestones. The seamless transition from the living room, complete with an ambient gas fireplace, enhances the overall sense of openness and warmth, enriched by the kitchen with stone benchtops, Smeg appliances and an island bench, perfect for hosting. The well-designed layout encompasses four spacious bedrooms with robes and two bathrooms spread across both levels. Adding to the allure, a remarkable, self-contained rear studio introduces an entirely private and double-glazed sanctuary for guests or those working from home, with an upper-level fifth bedroom or office complete with robes, a convenient kitchenette, a striking ensuite bathroom, and heating/cooling. There's even separate pedestrian access from Carter Street for guest purposes, with the single garage doubling as a living room with polished concrete flooring and in-built media storage. Zoned for Middle Park Primary School and Albert Park College and located a short walk to the beach, Albert Park and Middle Park Villages, and the light rail, it includes ducted heating/cooling, laundry, split system heating/cooling, abundant storage, and garage parking. Land size: 204.9 sqm (approx)