

**7 Charles Street, Hawthorn, Vic 3122**

**Sold House**

Wednesday, 12 June 2024



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**Bedrooms: 4**

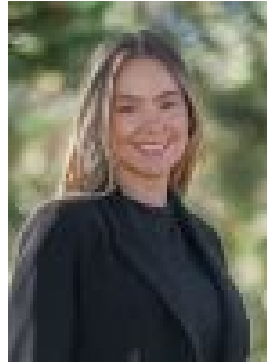
**Bathrooms: 5**

**Parkings: 2**

**Type: House**



Mike Beardsley  
0298105000



Ellie Morrish  
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**\$7,000,000**

A rarity in Hawthorn's most prestigious period precinct, this brilliant brand new home with lift by high profile Neil Architecture offers superbly sophisticated family accommodation just minutes from elite private schools and Glenferrie shopping and dining. Positioned behind a high secure fence just meters from Grace Park, cutting edge contemporary design delivers the ultimate in easy, lock up and leave living with luxurious four bedroom plus study proportions occupying a lifestyle-friendly parcel with multiple indoor/outdoor entertaining areas, a north facing low maintenance garden and internally accessed remote double garage. A soothing composition of rich natural materials, premium finishes and muted earthy tones defines the sumptuous interiors by Studio Jung that, together with high raked ceilings and panoramic glazing, offer a close connection to nature with sweeping leafy outlooks and abundant natural light throughout. Multiple living areas are extended and expanded by multiple outdoor zones, including a lavish north facing living and dining domain that features soaring clerestory ceilings, an irresistible gas open fireplace and floor-to-ceiling glazing that unfolds for spectacular entertaining to a large alfresco terrace with "front and centre" Grace Park views. A stunning showpiece kitchen dressed in Calacatta Lux Porcelain Stone with double door wine fridge and Miele appliances including integrated fridge and freezer, induction cooktop, steam and multi-function ovens, and a butler's pantry/second kitchen with induction cooktop, dishwasher, and integrated storage. Also on the first floor, a fully fitted home office provides twin workstations and extensive storage with nearby powder room. At basement level, a large retreat, bathroom, and landscaped entertaining courtyard form an ideal teen domain with an ensuite bedroom. Above, three additional bedrooms overlook the north facing garden, the main with fully fitted walk-in robe/storage and Apaier appointed luxury double ensuite with freestanding bath, and an additional two bedrooms with built in robes and ensuites. An exhaustive list of high calibre finishes confirms the home's meticulous attention to detail including the private lift to all levels, designer bathrooms with heated towel rails and storage, excellent laundry, hydronic heating, individually zoned ducted heating/cooling, ducted vacuum, extensive custom joinery, and built-in storage, brushed brass door and tapware, engineered timber floors, double glazing, fully landscaped outdoor areas, video intercom entry, CCTV security and remote double garage. Walk to Glenferrie shopping, dining and bars, Lido Cinema, trams, trains, Swinburne University, Xavier College, Trinity and Carey Grammar, MLC and Ruyton and within minutes to other elite private schools.