

**79 Manningtree Road, Hawthorn, Vic 3122**

**House For Sale**

Friday, 3 May 2024



79 Manningtree Road, Hawthorn, Vic 3122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Campbell Ward  
0398105000



Peter Vigano  
0398105000

## Contact Agent

A fine example of a c1880s slate roofed solid brick Victorian villa, this majestic 3-4 bedroom + study 2 bathroom treasure sits pretty in the leafy street with exceptional promise for restoration. Greeted by a wide tessellated tiled verandah, this exclusive abode has magical qualities including its wide arched hallway, high ceilings with deep cornices, ceiling roses and original fireplaces. Superbly accommodating, there is a unique main bedroom suite with built in robes, a private ensuite and 3 individual rooms that could be used as studies (external access), a nursery or TV retreat; 2 further classic bedrooms (one with robes), a distinguished dining room with a 'Manningtree' leadlight, wine cellar, a conservatory style north facing open plan living and dining with coffered ceilings, a solid Oak kitchen and a generous family bathroom and a European laundry. A full width wisteria-draped deck sets the tone for the north facing salt chlorinated in-ground pool as a place for family fun. An exciting proposition for those keen to realise the original essence of this 140 year old home, with a choice to keep or update the ducted heating, air conditioning, a security door, external blinds, plenty of storage, water tanks and an auto garage on a shared drive. Footsteps to Glenferrie Primary School and Glenferrie Road shopping, delectable eateries, Swinburne University, trams and train, while in the heart of independent school belt, only minutes to Scotch College, Xavier College, MLC, St Kevin's College, Ruyton Girls' College, Carey Baptist Grammar and Trinity College.