

86 Wattle Road, Hawthorn, VIC, 3122

Sold House

Monday, 15 May 2023

86 Wattle Road, Hawthorn, VIC, 3122

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Stuart Evans



Duane Wolowiec
0388624914

Exceptional Opportunity in a Prime Position with no Heritage Overlay

A property of local significance within the historical Wattle Road pocket of Hawthorn offering a superb opportunity to build a brand-new luxury home renovation or development (STCA) on an impressively deep land size of 793sqm (approx.). This prime location with family-friendly appeal presents unlimited scope to create a rarefied inner-city lifestyle.

With a GRZ2 zoning and no heritage overlay, this allotment is perfectly poised for a multitude of options available to the next occupant ready to implement this esteemed property's exciting next chapter.

Welcomed by broad street frontage, the current residence, a bichrome Victorian villa c.1880 - "Cloughfrie", later, "Thetford" - retains much of its original integrity enhanced by unique oval path landscaping surrounded by verdant lawn in the expansive front garden. Mature trees are punctuated throughout the property, most notably at the boundary of the sizeable rear garden.

The wonderfully convenient location only adds to the lifestyle appeal, enviably close to West Hawthorn and Glenferrie Road shopping, cafes and restaurants, public transport, recreation centres, the Lido Cinema, Hawthorn Town Hall and Art Gallery, Hawthorn Library and an array of schools including Xavier College, Carey Grammar, Scotch College, Melbourne Girls' College, Glenferrie Primary, St Josephs, Auburn High, Methodist Ladies College (MLC), Trinity Grammar, Genazzano College and Swinburne University. The desirable position also provides easy access to the CBD/Citylink, Yarra River cycling and walking tracks and parklands such as Fairview, St James and Grace Parks.

This truly rare window of opportunity is complemented by ample rewards into the future.