

9 Doona Avenue, Kew, Vic 3101

KAY & BURTON

House For Sale

Wednesday, 24 April 2024

9 Doona Avenue, Kew, Vic 3101

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1112 m2

Type: House



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Private Auction Saturday 18 May

Crest of the hill on expansive grounds in the private schools' precinct stands the illustrious Italianate façade of 'Rothes', a magnificent Victorian terrace residence c1890, originally "The Doona Hill Estate," that's oriented north capturing glorious garden aspects and an abundance of natural light. A remarkably rare opportunity with long-standing family credentials, this substantial four bedroom and study home merges timeless heritage elegance and quality modern enhancement on a level 1,112sqm approx. allotment. Embraced by lush landscaped garden greenery, 'Rothes' with its much-preferred northerly orientation is introduced by wide automatic gate frontage and a tessellated tile veranda leading to a broad arched hallway and a flexible family-focused, two-level layout. Original marble fireplaces, towering decorative ceilings and tall sash windows create a gracious ambience to receive guests and relax in the elegant sitting room and formal dining room highlighted by a beautiful bay window. A gallery-style hallway overlooking garden passes a versatile fireside executive study, wet bar and a bathroom before a large family living and dining room opening out to the extensive rear landscaped oasis that adjoins a brilliant AEG and Bosch-appointed stone kitchen featuring an induction cooktop, double-ovens, dishwasher and a butler's pantry. Further is a full-size laundry while the entire home is kept climate-controlled comfortable with hydronic heating and split-system air-conditioning. Family accommodation located upstairs benefits too from the northerly aspect and comprises four light-filled bedrooms and all with built-in robes including a superb main bedroom featuring a balcony, marble fireplace, walk-in robe and a stylish modern ensuite and a modern bathroom. Outside is a vast garden sanctuary ideal for private family enjoyment and large-scale entertaining where verdant lawn surrounds a fragrant herb garden, sun-soaked terrace and gas-heated saltwater pool and spa. Additional attributes include video intercom, security alarm, electronic blinds to a gallery style hallway, ample storage, polished floorboards, rainwater tanks and off-street parking with council approved plans available if desired for a pool-house and a garage. 'Rothes' is a rarity of unrivalled character, quality and exceptional proportions that offers a magnificent family lifestyle in a blue-ribbon locale within easy walking distance to a selection of elite schools, Glenferrie & Cotham Roads cafes and shops, parks, trams and train station.