

**1159 Eyre Street, Newington, Vic 3350**



**House For Sale**

Sunday, 23 June 2024

**1159 Eyre Street, Newington, Vic 3350**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Lachlan Sylvia  
0353312233



Chris Just  
0353312233

**\$795,000 - \$825,000**

Welcome to "Rustaley." This stunning circa 1915 period home will be the one you fall in love with. Positioned right across the road from St. Patricks College Oval, you are literally walking distance to St. Patricks, Loretto & Clarendon Colleges, as well as Victoria Park and our iconic Lake Wendouree. The vibrant CBD is just moments away, making this the ideal spot for a thriving family. From the first glance, you'll be enchanted by the north-facing weatherboard facade, complete with a wrap-around veranda, well-manicured front gardens featuring roses and hedging, lush lawns, and brick paving leading to the front door. All set behind a classic white picket fence, this home exudes timeless street appeal. As soon as you step through the front door, you are greeted with beautiful lead-light windows, polished timber flooring, soaring ceilings, chandeliers, large timber fretwork, ornamental cornices, and ceiling roses, which continue to feature throughout. The home offers three spacious bedrooms, two with fireplaces, all sharing a modern family bathroom with a freestanding bath, vanity, and shower, plus a nearby powder room for added convenience. The living room, featuring a pressed metal ceiling and another fireplace, creates a cozy atmosphere, with a dining/study area nearby to enhance this space. The seamless flow leads you to the heart of the home - the kitchen and meals area, perfect for family gatherings. The kitchen itself is a chef's dream, boasting a stainless steel Emilia 800mm freestanding gas stove and oven, a stainless steel Bosch dishwasher, a sink, timber bench tops, and cabinetry under pendant lighting. With central heating and air conditioning, comfort is ensured year-round. Venture outside to the backyard and discover a great space for BBQ's and entertaining guests, complete with lawns, brick paving, a garden shed, and a hills hoist. This home perfectly combines modern comforts with timeless charm, nestled within an esteemed community and prestigious schools. "Rustaley" is a must-see gem that promises an unparalleled lifestyle. Be quick to schedule your inspection, as this one is sure to be popular!TH1906