

**19 Banool Avenue, Kew, VIC, 3101**

**KAY & BURTON**

**House For Sale**

Wednesday, 14 August 2024

19 Banool Avenue, Kew, VIC, 3101

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Studley Park family refinement near Melbourne's best schools**

A sought-after Studley Park sanctuary in a prestige treelined street, this beautifully renovated solid brick residence showcases refined single-level living in an impeccably maintained and easily managed setting. With its excellent proximity to leading schools, Kew Junction and effortless city access, this stunning home offers the perfect blend of period elegance and contemporary luxury creating a harmonious environment for a relaxing lifestyle in one of Kew's most desirable locations.

An attractive garden-set Edwardian profile sets an impressive tone for this flexible four bedroom, two bathroom home where a perfectly functional layout beyond an inviting entrance hall leads to a stylish fireside lounge room, a central family bathroom and three superb bedrooms including an elegant main with a seated bay window and a chic ensuite. A fourth bedroom towards the rear flows to a spacious family living and dining room with corner seating and a full laundry with drying cabinet.

The gourmet kitchen is an absolute standout with its stainless-steel and stone benchtops, high-quality appliances and an abundance of storage providing the perfect setup for daily delights and alfresco entertaining. A secluded and sunny courtyard garden at the rear is a peaceful landscaped oasis while an adjoining separate studio/shed offers exceptional versatility. Also includes ducted heating, split-system air-con, plantation shutters, polished floorboards and ample off-street parking.

A picturesque Kew opportunity on a generous allotment, this immaculate and inspiring family residence offers enviable proximity to nearby High Street's vibrant café and shopping precinct, trams to the city, lush Yarra River parklands and nature trails, as well as many of Melbourne's most prestigious schools including Xavier, MLC, Trinity, Ruyton, Carey and Scotch College.