

**219A Hotham St, Ripponlea, VIC, 3185**



**House For Sale**

Friday, 27 September 2024

219A Hotham St, Ripponlea, VIC, 3185

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**

## **CLASSIC ART DECO ELEGANCE, CHARM**

Art Deco elegance and charm meet modern-day comfort and style at this timelessly appealing 2-bedroom home opposite the magnificent Rippon Lea Estate.

Within a stroll of the station, shops and cafes for the utmost in daily ease and convenience, and tucked behind a high wall for optimum privacy, the home offers a peaceful retreat from the world outside. It comprises two generous bedrooms and a central lounge with open fireplace together with a separate skylit dining area and smartly-appointed kitchen featuring a 900mm freestanding oven, stainless steel dishwasher and warm timber benchtops.

A bright bathroom with shower/bath is also offered along with a rear laundry, while ducted heating, split system heating/cooling and the bonus of a decked alfresco area and secure child & pet friendly backyard plus access to parking permits conclude the charming opportunity.

Accented by glorious decorative ceilings, and with hardwood floors & exquisite leadlight among its period features, the beautifully presented home is well-serviced by bus routes and within easy reach of Ripponlea village and a choice of schools including Sholem Aleichem College, Mount Scopus Memorial College and St Joseph's, Ripponlea and Elwood primary schools.