

45 Hotham Street, East Melbourne, VIC, 3002

KAY & BURTON

House For Sale

Wednesday, 14 August 2024

45 Hotham Street, East Melbourne, VIC, 3002

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Contemporary elegance in prized Victorian terrace

Combining position, elegance and timeless style, this Victorian terrace offers a superb lifestyle in a premium address, just a short stroll to the CBD and steps to the iconic East Melbourne General Store.

Part of the historic Anerley Terrace, built in 1868, its traditional facade with cast iron balustrade and timber "wave" fretwork forms an integral part of the streetscape.

This outstanding three-bedroom, 2.5 bathroom home, renovated and meticulously maintained for contemporary living, reveals grand proportions, wonderfully spacious interiors and plentiful natural light. Its versatile floorplan delivers multiple living spaces, a great connection to the leafy back garden and secure off-street parking.

A monochrome palette, wide oak floorboards, stone and marble finishes, designer light fittings and abundant storage create a sense of understated luxury on both levels. The light-filled front room, with a fireplace, has a garden outlook and connects through double doors to the dining room or study where marble-topped shelving is ideal for displaying books or treasured objects.

The generous open-plan informal living zone is made for entertaining with easy access to the back garden and outdoor dining area. The kitchen features marble benches, a marble island, stainless steel appliances, integrated Liebherr fridge/freezer and custom cabinetry. A mirrored cocktail bar and drinks cabinet is discreetly located in a wall of storage.

A gentle climb upstairs reveals the upper level with the three bedrooms and two bathrooms. In the exceptionally large main suite light pours in from a north-facing window, and large built-in wardrobes are complemented by a pristine ensuite. The second robed bedroom, with balcony and leafy views over Hotham Street, and the third bedroom share the central bathroom.

This magnificent home has rear laneway access to a carport via a secure roller door. From this idyllic location you can walk to the MCG, Tennis Centre, Jolimont Station and trams, stroll through the Fitzroy Gardens to the CBD, while also enjoying easy access to an array of cafes and eateries in nearby Fitzroy or Richmond.