

49 Barton Street, Hawthorn, VIC, 3122

KAY & BURTON

House For Sale

Tuesday, 1 October 2024

49 Barton Street, Hawthorn, VIC, 3122

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



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Timeless & tranquil family sanctuary opposite St James Park

Embrace the allure of a magnificent and much-admired family setting directly opposite St James Park with this superb Tuscan-inspired villa where timeless elegance, modern enhancement and expansive secret garden surroundings create a picture of serenity and seclusion in one of Hawthorn's most coveted locations. Extra-wide frontage with parkland views reveal an evocative Mediterranean charm amid Melbourne's leafy prestige nearby Hawthorn Village, schools and the train station.

Step into an enduring love story formed in the circa 1920s that continues to this day with an authentic patinated façade from a bygone era introducing a four bedroom and study residence overlooking botanical garden beauty. This celebrated 887 sqms approx. property highlighted by a sun-splashed alfresco area and 14-metre solar-heated pool is a peaceful and private sanctuary where every window offers a view to cherish and every moment is like a page from a novel waiting to be lived.

An elegant hallway leads to a formal lounge room with a large open fireplace and a perfect picture-window outlook to the garden, before a tranquil study, powder room and a Smeg/Miele contemporary kitchen by a delightful meals area in a seated garden-set bay. At the rear is a light-filled family living and dining room where a sweeping bank of full-height glazing captures a stunning vista of the pool and garden. Adjoining is a wine cellar to make every day a celebration.

First-floor accommodation where aspects to the park and garden are simply breathtaking is ideal for a family with four distinctive bedrooms including built-in robes complemented by a sizable bathroom and separate toilet. Additional features include a separate laundry, hydronic heating, split-system air-conditioning, polished hardwood floorboards, decorative plasterwork, a pool-house with a shower plus a remote-control double carport, while there's further scope to improve.

As day turns to evening, the garden transforms under the glow of night lights creating a magical setting for alfresco dining or simply unwinding in a prestigious parkland position close to local cafes, restaurants, shops, trams, Hawthorn train station, Glenferrie and Bridge Roads' precincts, Yarra River trails and a selection of excellent schools including Hawthorn West Primary (a short stroll through the park) Melbourne Girls' College, Xavier, MLC, Scotch College, Trinity and Ruyton nearby.