

168 Hotham Street, East Melbourne, Vic 3002

 **RE/MAX**

House For Sale

Wednesday, 12 June 2024

168 Hotham Street, East Melbourne, Vic 3002

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Ben Bongiorno
0417584793



Nicholas Brooks
0419883136

\$4,950,000 - \$5,200,000

Owning a prominent position on the cusp of Melbourne's CBD, Fitzroy Gardens and the MCG sporting precinct, this illustrious Victorian terrace, dating back to 1864, embodies an unparalleled fusion of grandeur, elegance, and contemporary designer style. An extraordinary architectural transformation maximises a north-facing rear aspect, with high ceilings and European oak floors defining the imposing arched entrance hall, gracious sitting room with an open fireplace and an atmospheric dining room. Each space is gracefully delineated with steel-framed doors, providing connection and distinction between each area and allowing sunlight to flood through the entire interior. This is especially evident in the expansive open-plan living and dining areas, where glass walls enhance the seamless indoor-outdoor transition to a beautifully landscaped garden terrace with an integrated BBQ and access to the parking at the rear. The spectacular kitchen features honed Artemis marble countertops and top-of-the-line European appliances, including an integrated fridge/freezer, an Ascot 90cm upright induction stove, and a dedicated cocktail corner with a Vintec wine fridge and an integrated bar fridge. Upstairs, the main bedroom, with a Calacatta marble fireplace and access to the traditional lace-front balcony, sits adjacent to two designer bathrooms and two additional bedrooms, one with a north-facing decked balcony. A laundry on the upper floor adds a practical touch, whilst a powder room, hydronic heating, 100% NZ wool carpets, reverse-cycle heating/cooling, integrated sound system and extensive storage add to the allure. Perfectly positioned on Hotham Street, a charming extension of Hotham Walk - a picturesque path through Fitzroy Gardens, this distinguished residence sits in an area famed for its illustrious history, with past occupants including influential figures, and is only a brief stroll from Jolimont Station, Wellington Road trams, and a choice of premier private schools. Land size: 255sqm approx.