



**12 Hunter St, Hawthorn, VIC 3122**

**Sold - 9/06/2022**

House 3  2 



## CONTEMPORARY EDWARDIAN IN THE COVETED URQUHART ESTATE

This contemporary and sophisticated Edwardian offers easy single-level living in a central and coveted location. Beautifully redesigned and enhanced the home works as a secluded family abode or a lock up and leave City residence.

**Open for Inspection**

By Appointment.

From the stunning double-fretted hallway, the rooms open up with a simple-flowing floorplan including three generous bedrooms, the main with ensuite, and the other two serviced by a modern family bathroom. The hallway leads onto the heart of the home – a spacious open-plan living and dining with a HeatnGlo gas fireplace which in turn opens onto a sunny bluestone-paved courtyard garden with plumbed BBQ and covered terrace for seamless indoor-outdoor enjoyment. An enormous sleek kitchen with abundant storage, streamlined Neff-equipped stone benches sits beside a concealed study alcove offering convenience as a work from home option. This open plan living domain is as practical and functional as it is stunning with tall ceilings and glorious natural light.

Other features include one off-street carpark, laundry with custom-built storage and access to roof storage, gas ducted heating and split system units for heating/cooling, elegant polished floorboards and plantation shutters.

In a desirable and coveted location close to Fritz Holzer Park and Scullin Park, trams, trains, Auburn Village, Swinburne University, zoned Glenferrie Primary and Canterbury Girl Secondary College. Lifestyle amenities abound within close proximity to Glenferrie Road and Camberwell Junction shopping, dining and cinemas. Easy public transport access to numerous elite Private schools.

Shelter Real Estate Agents Hawthorn

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