



MARSHALLWHITE

21 Kinkora Road  
Hawthorn

27m

58.67m



1579sqm  
(approx.)



## Grace Park Perfection

Impressively situated within a spectacular 1579sqm approx. huge, north-facing garden allotment in Grace Park, this illustrious c1920's solid brick four bedroom single level residence and cottage represents extraordinary untapped potential in a prestigious and tightly held locale. The exceptionally generous and elegantly presented dimensions are ideal to enjoy now while considering outstanding scope to renovate and extend to your own design and requirements (STCA). Behind a magnificent terrazzo verandah, rich period character including timber paneling, ornate ceilings and leadlight windows distinguish the wide central hall, gracious formal dining room and an elegant sitting room. The four generous bedrooms are accompanied by three bathrooms. The large well appointed kitchen and casual dining room open to the deep private north garden. A separate freestanding 2-bedroom cottage appointed with living and dining rooms, a kitchenette and stylish bathroom.

Enviably situated within walking distance to Glenferrie Rd shops and cafes, schools, trams and Glenferrie station. With ample additional parking.

6  4  2 

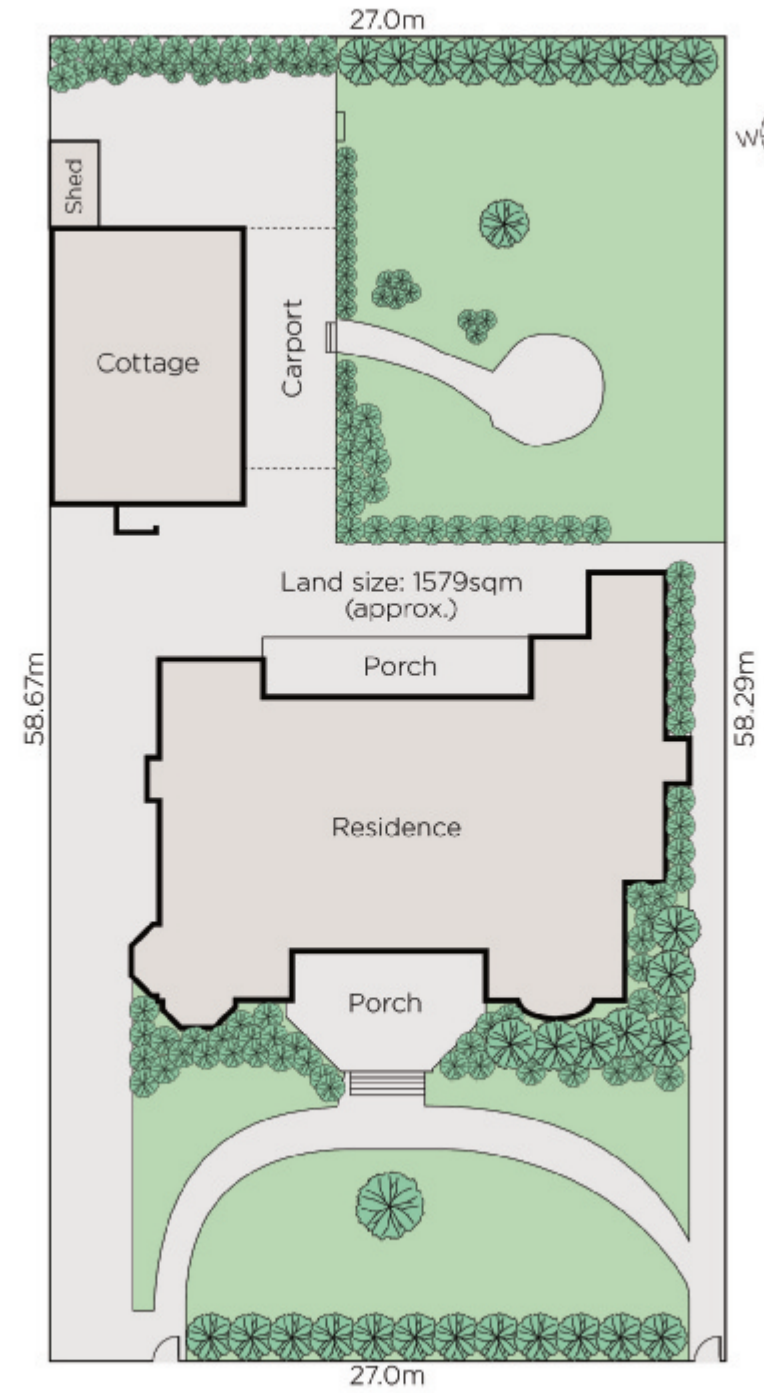
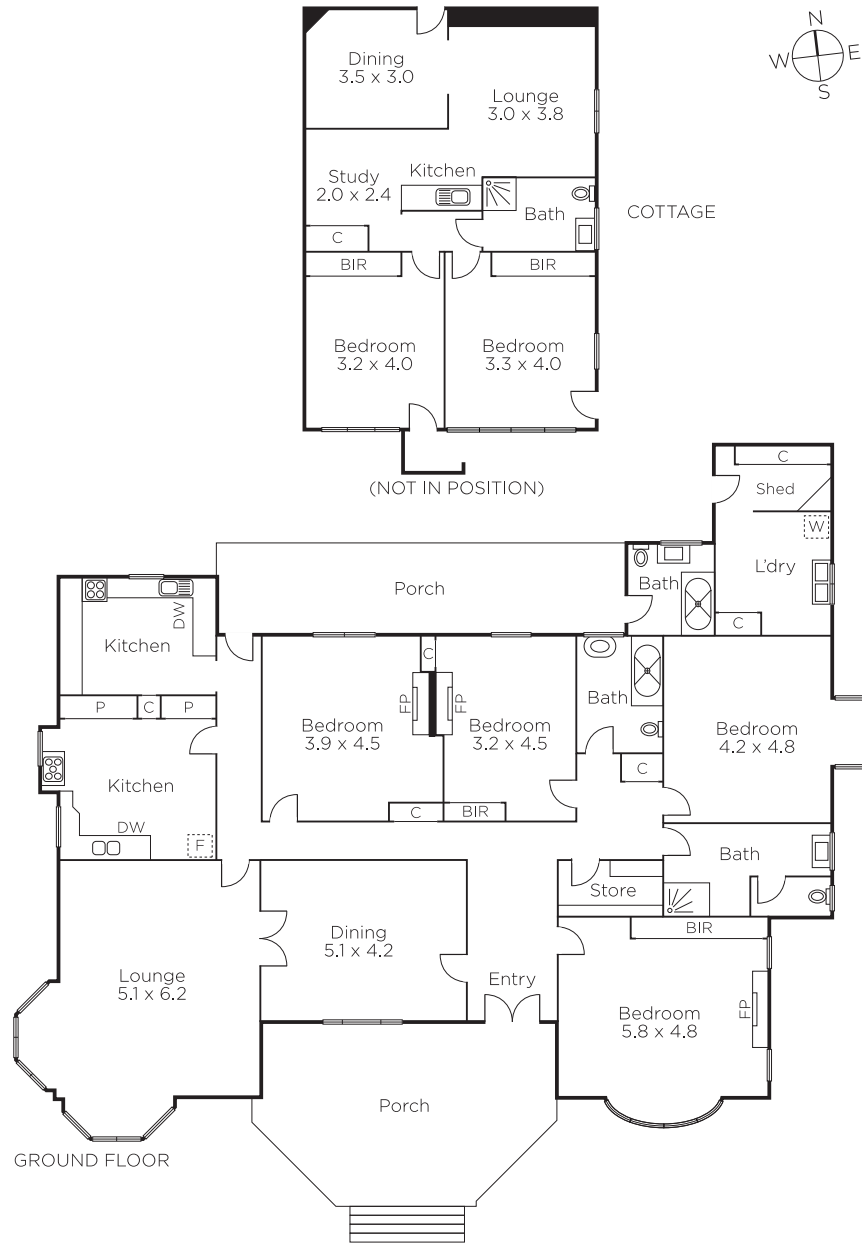
Auction Saturday 17th November at 11.30am

**Nicholas Franzmann**  
0412 247 175

**Kathy Malcolm**  
0416 279 966

**Hamish Tostevin**  
0408 004 766

  
**MARSHALLWHITE**  
801 Glenferrie Road, Hawthorn



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