




MARSHALLWHITE

45 Power Street
Hawthorn





"Kia-Ora" c1905 - Classic Edwardian

Privately positioned behind a vine-clad wall "Kia-Ora" c1905 is a superbly presented, refurbished, solid tuck-point brick Edwardian family residence showcasing preserved original period attributes including Baltic Pine floors, coloured leadlight windows, ceiling roses & double arched hallway. Enviably situated on the fringe of the Grace Park Estate. Introduced by a return verandah the crisp white interior features a formal sitting room & dining room with box bay window, study, 3-bedrooms, main with box bay window, all with ensuites including one with its own entrance. A light filled CaesarStone/Smeg kitchen and dining with WIP and adjacent laundry leads to an outdoor entertaining area with cabana, tropical water feature and bar covered by an all-weather retractable roof. Plus a fully furnished self-contained apartment with deck and adjoining studio, home office or extra bedroom with bathroom. Offering a functional range of optional uses for accommodation or use in a professional capacity. Features include alarm, OFPs, ducted heating, R/C air conditioners (kitchen/dining, 2-bedrooms, studio & apartment), roof storage, surround sound outside, auto gates, rem/garage & OSP (3/4) or turning area.

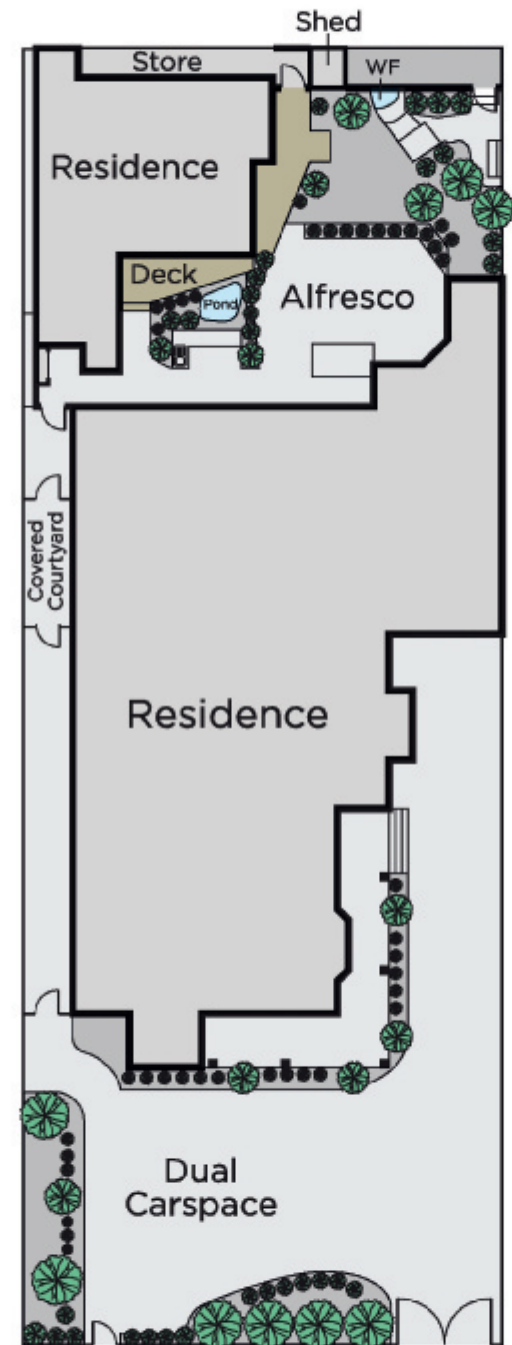
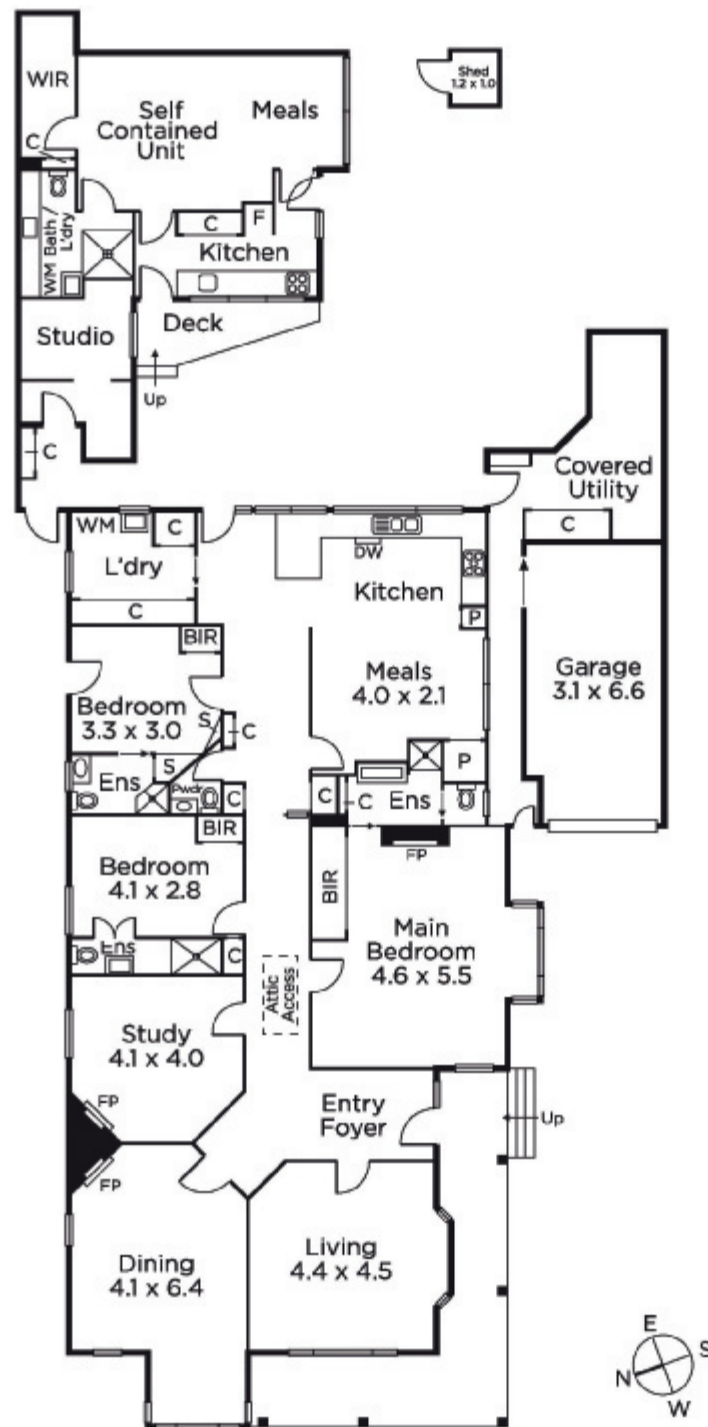
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Auction Saturday 8th December at 2.30pm

James Tostevin
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