



8 Adeney Avenue,  
Kew









## Picturesque "Arts and Crafts" Estate

A rare opportunity to secure this unique residence, exuding both grandeur and the warmth of a treasured family home. On a double allotment with a magnificent garden enveloping the solid brick attic-style home, this is a one-of-a-kind opportunity in the finest private school precinct. From the early 20th century "Arts and Crafts" era, the impressive home comprises 12 main rooms, with large, flowing formal dining and lounge rooms complete with views to the garden at every turn, six bedrooms (BIRs), two bathrooms and study, beautifully presented with distinctive design features characteristics of the era. Downstairs features a stunning family room and modern, well-appointed kitchen with adjacent meals area, all opening to the expansive garden that encompasses the home. The delightful master bedroom flows through to a luxurious modern bathroom and WIR while upstairs houses five bright bedrooms, all with BIRs, and a spacious modern bathroom.

On a 1639sqm approx. block in a highly sought-after location close to Cotham Rd, High St trams and Kew Junction, this is a truly unique, one-in-a-million home.

[Badeneyavenue-kew.com](http://Badeneyavenue-kew.com)

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Auction Saturday 9th December at 1.30pm

Peter Mitchell 0418 374 556

Chris Barrett 0412 927 409

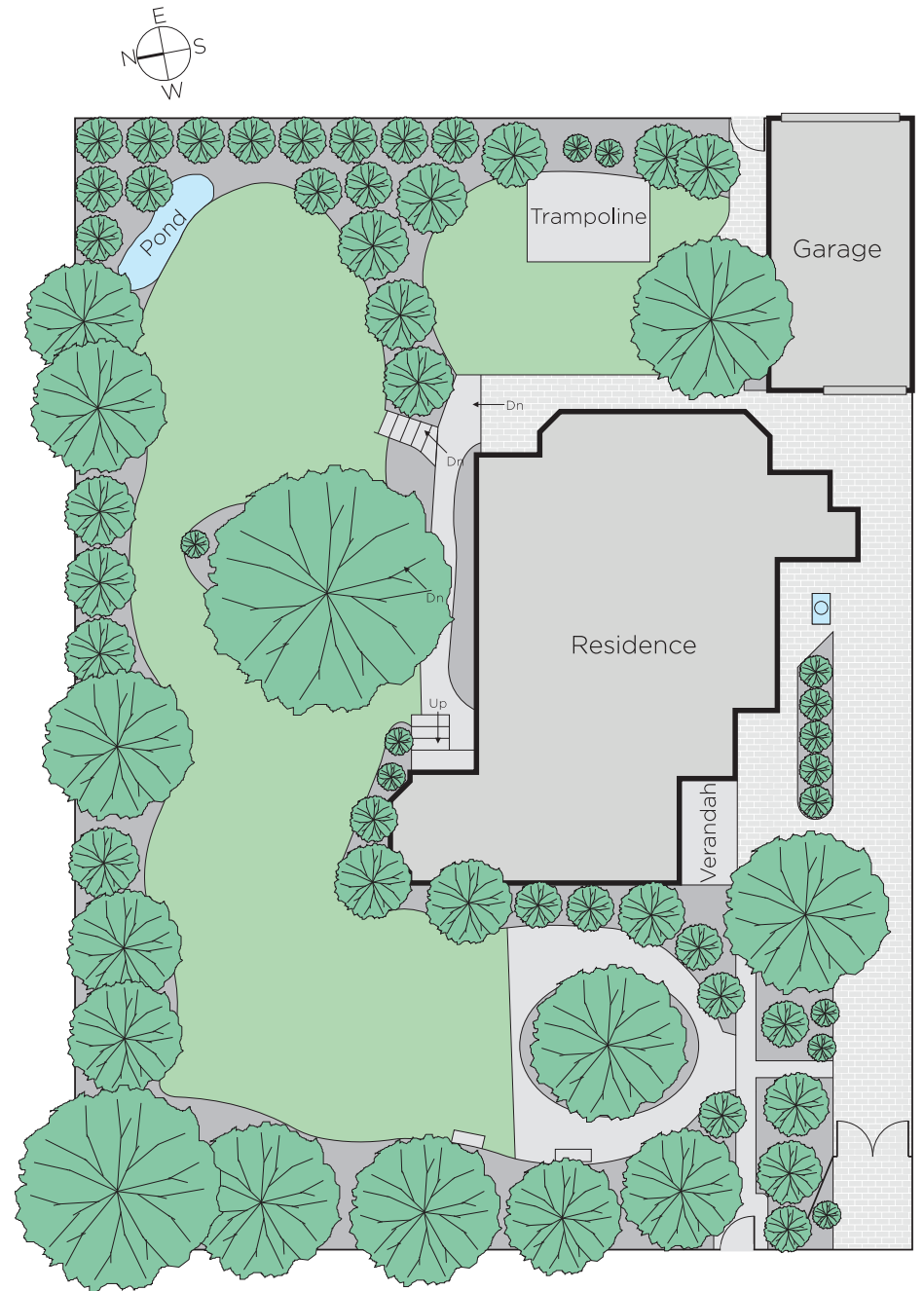
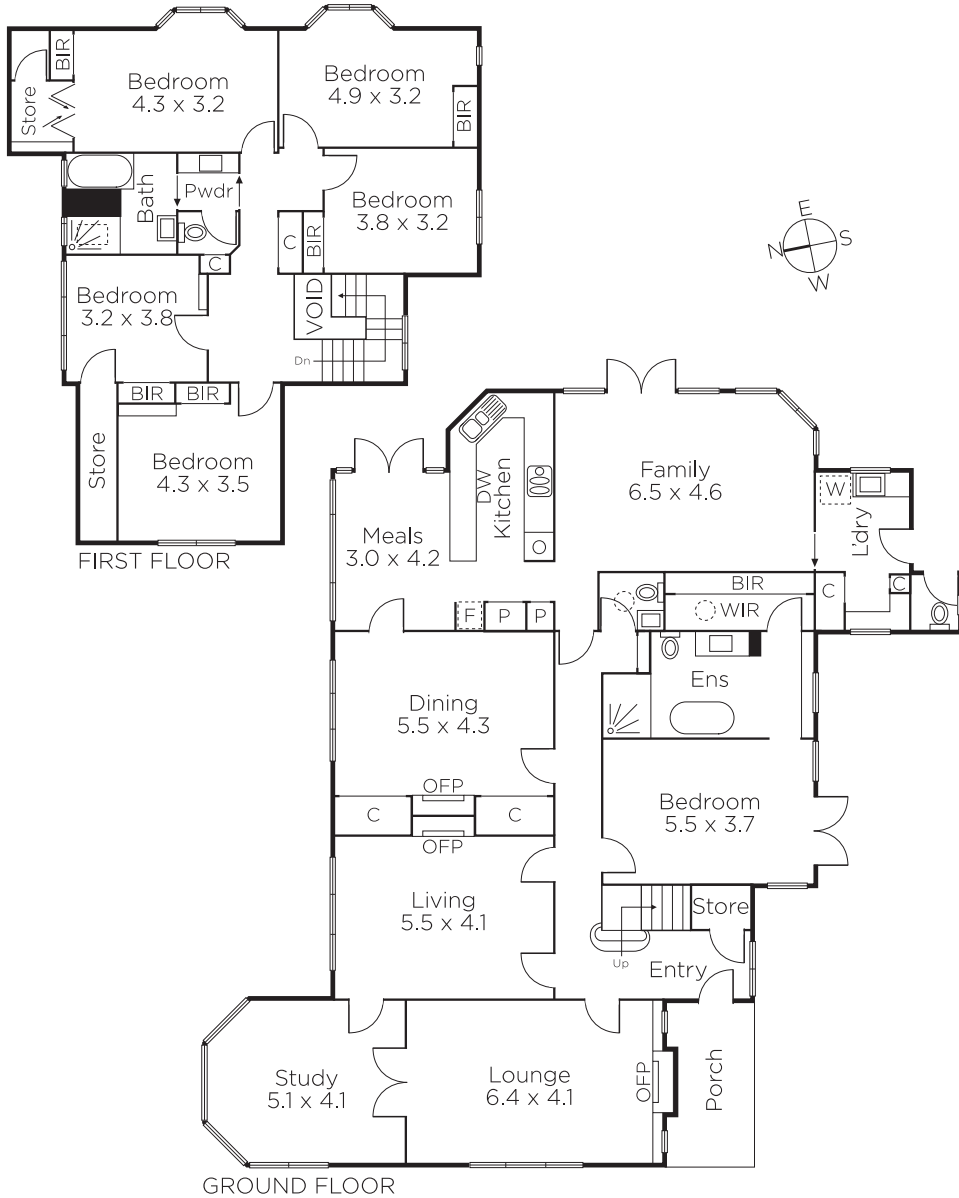
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