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## HOT PROPERTY



NEWTOWN 9 KENT ST

5 3 1

## Urban villa is rare treat

## DETAILS

**Auction:** Saturday, July 1 at 11.30am**Inspect:** Thursday, 5.15-5.45pm,  
Saturday, 11-11.30am**Price guide:** \$2.6m**Agent:** Raine and Horne- Newtown**Contact:** Michael Harris,  
0406 751 631

## OWEN ROBERTS

**T**his grand Victorian terrace named Belfast exudes the charm of a French provincial villa in the convenience of Newtown.

Blending individual elements to create artistic interiors, the house is complemented by private rear gardens as well as a cottage in the style of a Spanish casa.

Situated behind a gated entrance and freestanding on one side, the house pays homage to its past with pressed metal ceilings, Oregon and brushbox floors and original fireplaces.

At the front of the house there is an office space with library and a separate dining room with overhanging lights that flows through to the kitchen.

The kitchen is a mix of timber and stainless steel and is ideally positioned for entertaining.

It has a breakfast bar, freestanding gas cooker and pantry providing plenty of storage.

At the rear of the ground floor is the main living room, which is spacious and bright. It leads out to a quaint courtyard and garden that wraps around the side of the house.

On the first floor are three bedrooms, with the main having his-and-hers built-in wardrobes and a balcony.

A fourth bedroom in the loft has an ensuite and provides views across the urban landscape.

Outside there is a small cottage with exposed beams, a vaulted ceiling and separate entrance. It has a living room, kitchenette, bedroom, bathroom and loft space.

Extras include a chic bathroom, laundry, storage and gated parking for two cars.

The property is close to King St's many cafes and shops as well as public transport and schools.



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