



📍 677 River Road, Chartwell



Advantaged by elevation in a prestigious blue-ribbon River Rd location comes a rare chance to own one of Hamilton's most iconic homes where over 450 squares repose on a sanctuary-like section abundant in trees and birdlife. Commissioned by illustrious aviator Ossie James and designed by local architects Aubrey and Mary de Lisle, the triple split-level residence perfectly captures the essence of the freedom-loving swinging 60s. Formal lounge in the middle-tier was modelled on a classic Georgian drawing room with an ornate open fire and sculpted architraves with retractable stereo speakers in cabinets. A floor-to-ceiling picture window frames leafy green plantings while stackers connect to a patio and sprawling north-facing lawns. Formerly the premises of a legal firm, a multi-purpose room by the entrance lends well for use as an office or 6th bedroom perfect for the home-based professional. Classy chef's kitchen with butler's pantry looks over a Corian central island into combination dining/casual lounge flanked by choices of an east-facing patio for morning sun or west-facing deck for afternoon sun and sensational river views. Ideal for extended family situations featuring a 3rd downstairs lounge complete with a closable wet-bar, bedroom and bathroom and personal patio pointing to possibilities for semi self-contained accommodation. Two of the four top-tier bedrooms open to a balcony serviced by a main bathroom with jetted soak tub while an over-dimensional master features ensuite with Jack & Jill basins, walk-in robe and a private Juliette balcony overlooking the pool and gardens. Multi-zoned patios and alfresco living areas spill onto level lawns incorporating a family sized, in-ground pool, ponds and gardens. Set on a 5,345 sqm freehold section easily making it one of the largest single-title inner-urban properties with the seclusion and tranquillity of a country estate. Viewing by private appointment . Info pack link: <https://www.propertyfiles>.

Land area	5345 m ²
Floor size	453 m ²
Rates	\$11,780.57



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