

## PLACE IDENTIFICATION FORM

## ADDRESS

12 Swinburne Avenue

## TYPE

- ☒ Single Residence      ☐ Multiple Unit Res.  
☐ Shop      ☐ Outbuildings  
☐ Office      ☐ Industrial Building  
☐ Landscape feature      ☐ Public building  
☐ View      ☐ Other

## TITLE

## EXISTING DESIGNATION

HBR ☐ GBR ☐ AHC ☐ NT ☐ VAS ☐

## STREETSCAPE LEVEL

1 ☐      2 ☐      3 ☒  
 SIGNIFICANT ☒ SIGNIFICANT ☐  
 STREET TREES      KERB & GUTTERS

## GRADING

A ☐      B ☐      C ☒      D ☐      E ☐  
 KEYNOTE BUILDING ☐

## RECOMMENDED FOR

HBR/GBR ☐      AHC ☐      URBAN CONSERVATION AREA ☒  
 VAS ☐      PLANNING SCHEME PROTECTION ☒  
 CULTURAL LANDSCAPE ☐ OTHER ☐

SURVEY DATE June 91.

NEG FILE 06.15.

Title  
Vol.  
Fol.

## THEME

- ☐ Early Settlement  
☐ Mansions  
☒ Victorian Garden Suburb  
☐ Municipal dev.  
☐ 1870s growth  
☐ Garden villas  
☐ Working enclaves  
☐ Commercial Centres  
☐ Edwardian Prosperity  
☒ Interwar Housing  
☐ Flats and Offices

## CONSTRUCTION DETAILS

Date c1925-1930.

Architect

Builder

Elements - house,  
original garage.

- ☐ Contributing garden      ☐ Original or early hard landscape layout  
☐ Landmark tree      ☒ Original or early fence

## NOTABLE FEATURES/SIGNIFICANCE

INTEGRITY      Good ☒  
                  Fair ☐  
                  Poor ☐

CONDITION      Good ☒  
                  Fair ☐  
                  Poor ☐

## CROSS REFERENCED INFORMATION

Associated significant garden ☐

# Auction

Saturday 17th October at 11 am

**12 Swinburne Avenue, Hawthorn**



## Position and Value

**An exciting opportunity to acquire this well presented 1930's brick home which offers affordable family living in the coveted Urquhart Estate close to Swinburne University, Glenferrie Road shops, transport and schools.**

**Comprises:** Entrance hall, light filled formal livingroom open to separate diningroom, 3 generous bedrooms, sunroom, central kitchen (dishwasher), 2 bathrooms, laundry.

**Includes:** Numerous period features, gas ducted heating, workshop/studio, brick garage.

**Land:** 16.8 x 36.6m (55 x 120 ft) approx

**Rates:** Water \$285 Council \$745 approx

**Terms:** 10% deposit, balance 90 days

**Inspect:** As advertised or by appointment.

**AH** Paul Nugent 0418 353 349, Gerry Cantwell 0418 100 136

# Cantwells

## 9819 9999

363 Burwood Road, Hawthorn