

ELM TREE HOUSE



Consolato Generale d'Italia
Melbourne



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233 Domain Road, South Yarra 3141, VIC



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PROPERTY OVERVIEW



Property type: **Corner development site / two-storey residence**

Site area: **743 sq.m.**

Building area: **683 sq.m.**

Zoning: **General Residential Zone (GRZ5)**

Frontages: **Domain Road 15.24 m |**

Walsh Street 48.77 m

Title: **Lot 1, TP950700H - V.11386 F.696**

Registered Proprietor: **Republic of Italy of the Consulate of Italy**

Occupancy: **Vacant**

Construction summary

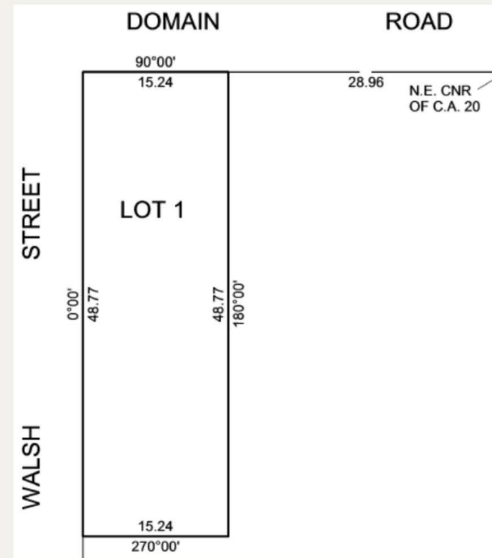
- Construction includes timber subfloor/foundation, stucco and rendered brick external walls, slate tile, corrugated galvanised iron and metal deck roofing, hard-plaster internal linings and timber window frames.
- It occupies a corner position, with frontages to two main roads and a laneway, providing dual access and three outdoor garden areas. The site is generally level and rectangular, with vehicle access via a rear unnamed laneway to car accommodation.
- The building includes two principal levels plus a lower-ground floor with a garage, and is internally connected by two main staircases.

Location Highlights

- Located at the south-east corner of Domain Road and Walsh Street, within the Domain Hill precinct of South Yarra.
- Close to Domain Road shops, Toorak Road and Chapel Street retail, tram services, South Yarra Railway Station, schools, the Royal Botanic Gardens and Kings Domain.
- Surrounding development is predominantly residential, including established older dwellings and apartment buildings, with some contemporary low-density/high-end apartment development in the broader precinct.

TITLE AND LAND DESCRIPTION

Title: **Lot 1**
Tile Plan: **TP950700H**
Volume: **11386**
Folio: **696**



Dimensions:

Domain Road Frontage 15.24 m
Walsh Street Frontage 48.77 m
Eastern Side Boundary 48.77 m
Rear Boundary 15.24 m

Encumbrances

No registered easements, covenants, caveats or mortgages noted on title.

Native Title:

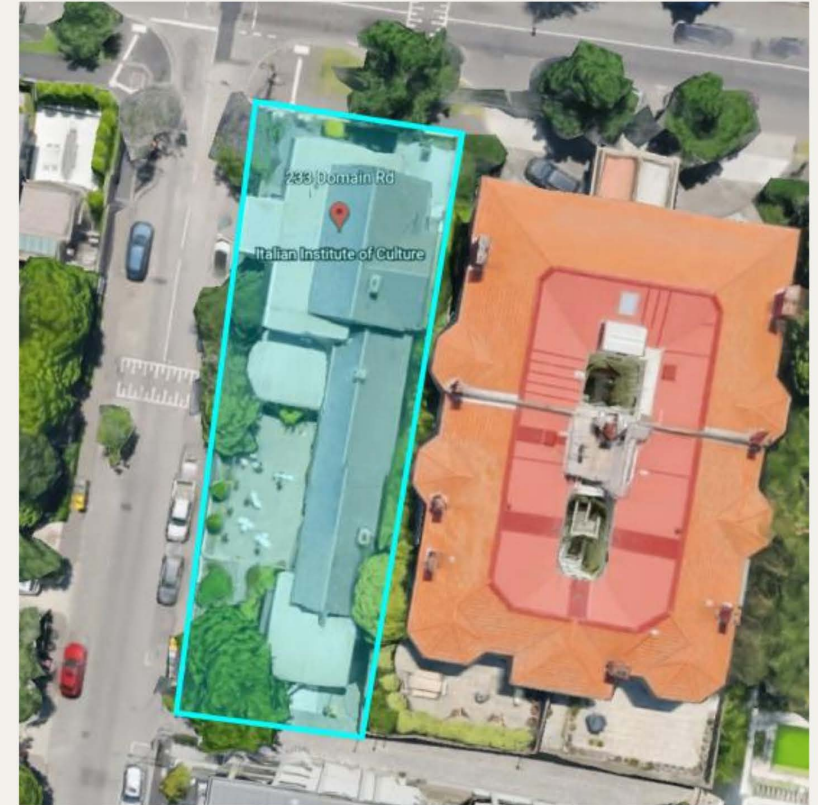
No coexisting Native Title interests have been identified.

Zoning and Heritage Considerations

The property is governed by the H06 precinct Heritage Overlay and is identified as **Non-Contributory**.

Environmental considerations

The land has long been used for residential purposes and is not governed by an Environmental Audit Overlay.
No adverse environmental issues have been identified.



Services and improvements

Services connected: electricity, gas, water and sewer.
Secondary improvements include a brick garage, west-facing courtyard, divisional fencing and basic gardens.

Occupancy and use

The property is currently vacant and was previously used for office and administrative purposes as the Italian Cultural Institute.
The building appears reasonably sound and may suit refurbishment or conversion back to a residential-oriented use.

HISTORICAL BACKGROUND

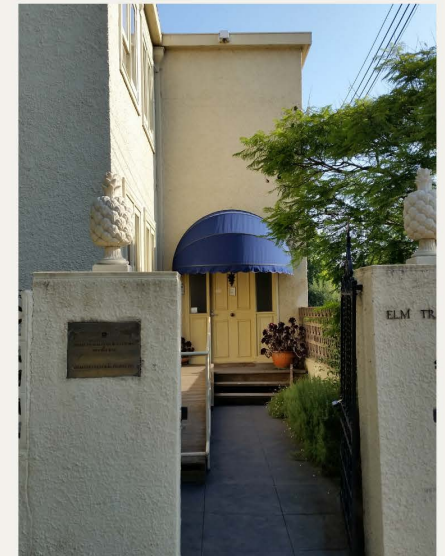
Elm Tree House was constructed in 1857/58 for William Macredi and is recorded as a two-storey brick residence with eight rooms and associated outbuildings. In 1920 the property was purchased by Harry Emmerton for his daughter, Dame Mabel Brookes, and her husband Sir Norman Brookes.

The dwelling is associated with several notable events, including a visit by President Lyndon Johnson in the 1960s.

The Italian Government acquired the property in 1974, and it has since served as the home of the Italian Cultural Institute.

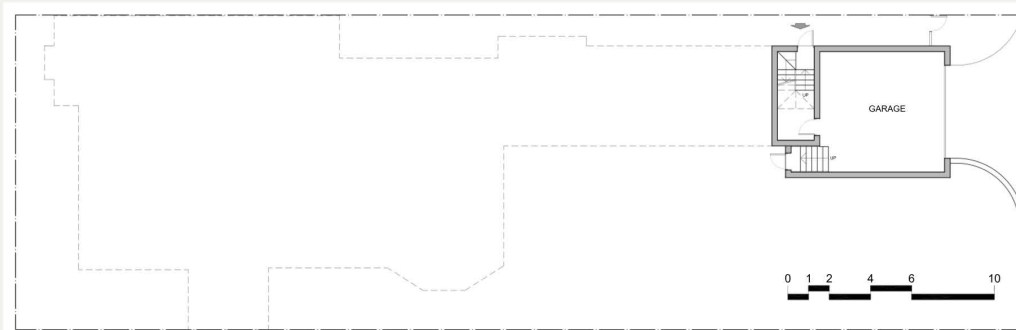
Architectural Evolution:

- 1938–1941: Alterations and additions by architects Harold Desbrowe Annear and Robert B. Hamilton.
- 1960s: Significant further changes under the ownership of Sir Norman and Lady Brookes, including enclosure of earlier verandahs and new built elements.
- Today: The original Victorian envelope is largely concealed by these mid-20th century additions.

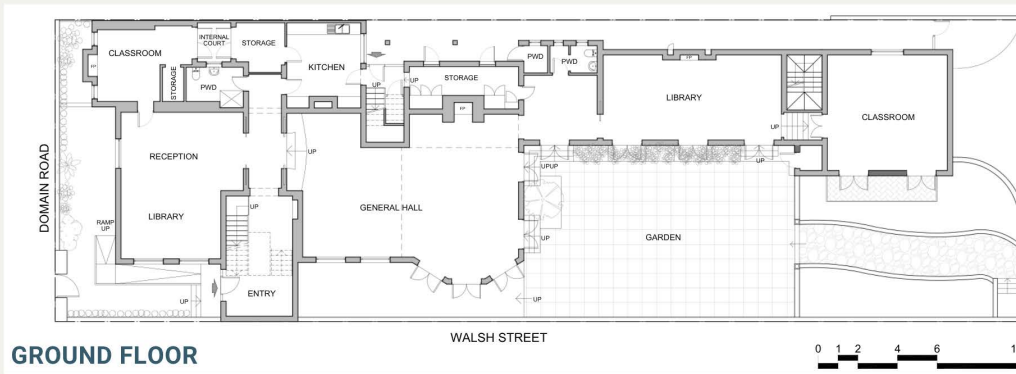


FLOOR PLANS

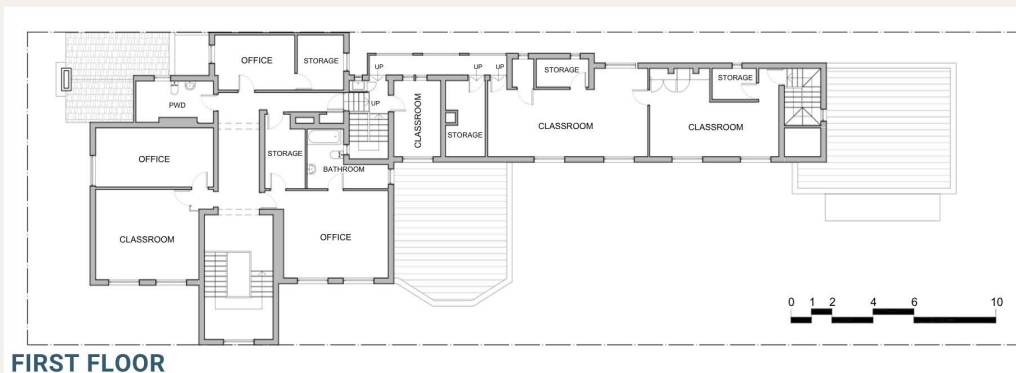
The dwelling has a total building area of 683 sq.m., distributed across three levels.



BASEMENT



GROUND FLOOR



FIRST FLOOR

On the ground floor, the accommodation includes an entrance foyer, a library utilised as the reception area (with fitted bookshelves and a wall-mounted air-conditioning unit), a study, a combined living/dining room, a secondary library, a further living area, two powder rooms, storage rooms, and a kitchen with limited fixtures.

The first floor contains offices/classrooms and two bathrooms, with circulation provided by two internal staircases linking all primary levels.

The property also incorporates a lower-ground basement, including a garage with direct access into the building, along with additional service or storage potential.

