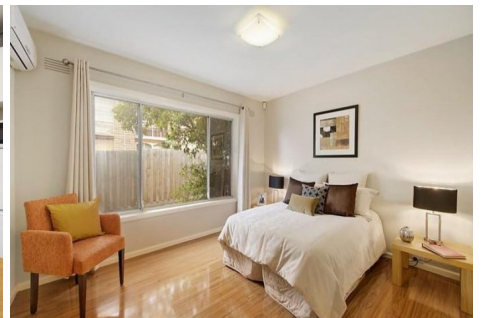
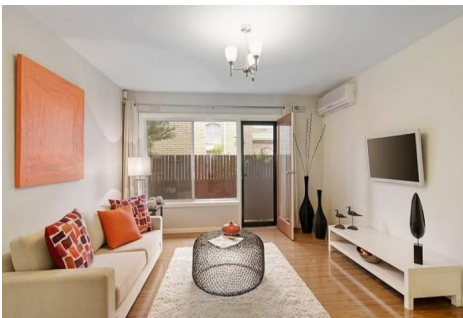


\$579,000

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📍 3/44 Elphin Grove HAWTHORN VIC



\$579,000

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Ground-floor greatness

****IMPORTANT NOTICE: CHECK IN VIA QR CODE AND PROOF OF FULL VACCINATION STATUS REQUIRED PRIOR TO ENTRY FOR ANY ATTENDEES OF OPEN FOR INSPECTIONS AND AUCTIONS.**

PRIVATE INSPECTIONS CAN ALSO BE ARRANGED IF YOU PREFER TO VIEW OUTSIDE OF THE ADVERTISED TIME, OR YOU DO NOT WISH TO DISCLOSE YOUR VACCINATION STATUS**

Offering ground-floor, single-level certainty in an established block of just eight apartments, this spacious 2 bedroom retreat stands out with renovated style in the heart of Hawthorn.

Discover a sleek stone-topped kitchen and meals area with stainless-steel Westinghouse appliances, far-reaching open-plan living/dining drenched in northern light, and an elevated outdoor terrace with a delightfully leafy outlook.

Impressive attention to detail includes timber flooring and a pair of split-system heating/cooling units ensuring year-round climate comfort. Make no mistake, this radiant retreat is an exceptional entry-level option or a forward-thinking addition to any investment portfolio.

- * 2 large bedrooms with built-in robes
- * Fully tiled bathroom with a walk-in shower and laundry capacity
- * Separate WC
- * Panel heating in the second bedroom
- * Roller blinds and flowing curtains
- * Off-street parking

Owning a prime position in an exciting lifestyle locale, take an easy stroll to trams and trains, Glenferrie Road and Auburn Village shopping, Central Gardens and Swinburne University.

For more information, please contact Shawn White today.

Auction date

Saturday 15 May, 10:30AM



Shawn White

Sales Consultant - Licensed Estate Agent, VIC

shawn.white@little.com.au
0425 335 034



David Ferro

Sales Consultant, VIC

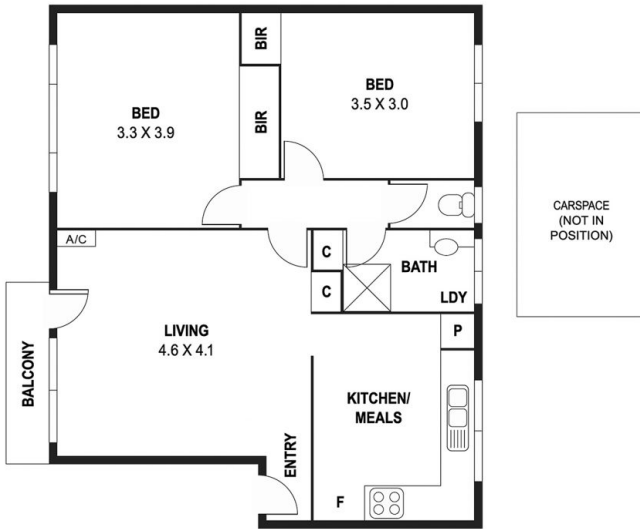
david.ferro@little.com.au
0437 104 272

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This floor plan is intended as a guide only. Layout dimension are approximate only.
No representations or warranties of any nature whatsoever are given or intended.
Any person using this information should rely on their own enquiries.