

**\$375,000 - \$400,000**

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4/2 Launder Street HAWTHORN VIC



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## 2nd bedroom or study

Attracting natural light with ease, this immaculate 1 bedroom (plus study/single bedroom) apartment comes to life in a supersized and versatile layout. Market entrants will appreciate the value, astute investors can set and forget, while the addition of secure car parking will impress those in search of a convenient lock-and-leave base.

Superbly set on the first floor, a genuine feeling of space will delight with roomy open-plan living and dining framed by a large picture window. The separate chef-friendly kitchen boasts gas cooking, a breakfast bar and ample storage space.

A full-sized study will add a professional touch to your work-from-home days, or could also be repurposed as a second single sized bedroom if required. The apartment is also enhanced by an opportunity to work at your own pace and add instant value through updating.

- 1 large and sunlit bedroom with built-in robes
- Full-sized study or second bedroom if desired
- Smartly tiled bathroom with a wall-to-wall mirror and a shower over a bathtub
- Euro-style laundry
- Panel heating
- Roller and slimline Venetian blinds
- Intercom entry
- One of just 8 apartments in a boutique block
- undercover parking

Moments from all the attractions of Glenferrie Road, walk to Swinburne University, Glenferrie trains, city-bound trams, Lido Cinemas, Hawthorn Aquatic and Leisure Centre, Central Gardens and Hawthorn Library. Welcome to lifestyle perfection!

For more information, please contact Shawn White today.

### 3 x LITTLE THINGS WE LOVE

#### 1. Glenferrie Railway Station

Moments from Flinders Street trains

#### 2. Central Park

Easy stroll to iconic Rocket Park

#### 3. Swinburne University

Cross Burwood Road for a world-class education

#### Disclaimer:

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### Auction date

Saturday 18 May, 12:30PM

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**Shawn White**

*State Sales Leader - Licensed Estate Agent, VIC*

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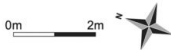
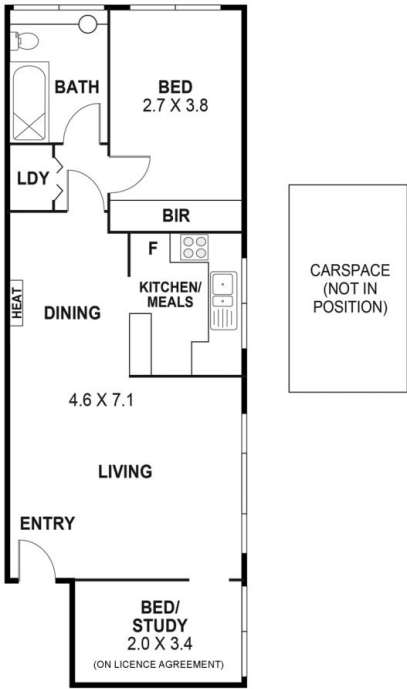
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This floor plan is intended as a guide only. Layout dimension are approximate only.  
No representations or warranties of any nature whatsoever are given or intended.  
Any person using this information should rely on their own enquiries.