

\$975,000 - \$1,000,000

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32/17-25 Yarra Street HAWTHORN VIC



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Family-sized perfection

A spectacular blend of natural light, quality appointments and a free-flowing layout, this spacious 3 bedroom, 2 bathroom, 2 car-park apartment is enriched by a world of convenience in the prestigious St James Park Estate. Each and every space offers elements of timeless detail in a neighbourhood your whole family will love.

Beyond a high, wide and inviting entrance, wide-reaching open-plan living and dining is underpinned by a sparkling kitchen showcasing a breakfast bar, substantial storage solutions, updated Hisense dishwasher, and a 4-burner gas cooktop. This chef-ready workspace is capable of inspiring the most reluctant of home cooks.

Set in a top-floor corner position at the rear of the sought-after St James Apartments complex, step outside to an oversized east-facing balcony under shelter and shade with commanding views sweeping over rooftops and treetops. Entertainers will be delighted by the amount of alfresco luxury at their disposal with a private balcony also adjoining the master suite.

- * 3 large, light and robed bedrooms
- * Main bedroom with walk-in robes, pristine ensuite and a private balcony
- * Roomy open-plan living/dining
- * Chef-friendly kitchen with a dishwasher
- * Principal bathroom with a shower over a bathtub
- * Laundry capability
- * Sheltered east-facing primary balcony
- * Hydronic heating throughout
- * Split-system heating and cooling
- * Plush carpet
- * Recessed down-lighting
- * Secure intercom entry
- * Off-street parking for 2 vehicles

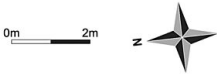
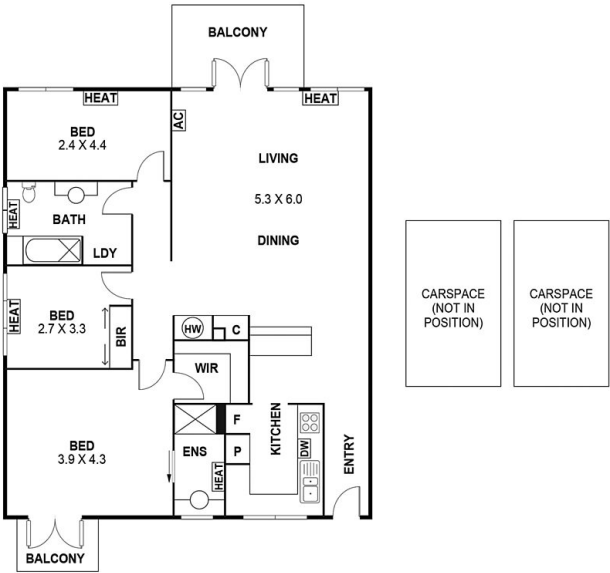
Zoned to Hawthorn West Primary School and the highly prized Melbourne Girls' College, take a short stroll to the route 75 tram, Hawthorn trains, St James Park greenery, Hawthorn West Village shopping, Yarra River fitness trails, and enjoy close proximity to leading private schools. Astute buyers will need to act decisively as this one has it all!

For more information, please contact Shawn White today.

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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.