

1/9 Wattle Grove, Hawthorn, Vic 3122

KAY & BURTON

Apartment For Sale

Friday, 16 February 2024

1/9 Wattle Grove, Hawthorn, Vic 3122

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Scott Patterson
0417581074

Auction Saturday 16 March at 1pm

An exceptional offering with its own frontage located quietly and privately at the end of a coveted cul-de-sac, this extra-spacious and light-filled three bedroom, 2.5 bathroom town residence with internal lift extends over an expansive, double-width single level perfectly infused with high-quality appointments. Architect designed to exacting standards, the living is easy and the location is excellent being only moments to Hawthorn's outstanding amenities including Glenferrie Road and parkland. Commercial-grade features such as the easy-access lift and ducted heating and cooling enhance an outstanding low-maintenance lifestyle with the open-planned design capturing an abundance of north light while also seamlessly linked to multiple alfresco areas. Direct drive-in remote-control garaging for two cars beside an entrance hall off Wattle Grove leads to the large first-floor spaces all brilliantly zoned for relaxed private enjoyment. A peaceful accommodation wing beyond a wide passageway features an impressive contemporary bathroom and three bedrooms including two with built-in robes and a spacious main with a big walk-in robe, stylish ensuite and stacker doors to a sunny balcony. Flowing on just-polished hardwood flooring, the layout extends to a central powder room and a full laundry before huge dining and living areas where folding pivot doors reveal an extensive terrace with automatic retractable awning. Carefully considered for effortless indoor-outdoor entertaining, hosts will be delighted with the size, quality and functionality of the superb gourmet kitchen that includes De Dietrich induction cooktop and oven, Miele dishwasher, stone benchtops, soft-close drawers, artistic glass splashback and a handy butler's pantry. Also offers ducted vacuum, speaker system, alarm, utilities courtyard, great storage and fabulous treetops seclusion with views. This smart modern home is ideal as a downsizing or low-upkeep option in one of Hawthorn's most convenient locations with excellent access both to the city and Glenferrie Road while also close to Fairview Park, Yarra River walking trails, trams, airport-peninsula freeway, Hawthorn train station, Swinburne University, primary schools and a range of prestigious private schools including Scotch College, Bialik and St Kevin's.