

**11/45 Grenville Street, Hampton, Vic 3188**



**Apartment For Sale**

Wednesday, 31 January 2024

11/45 Grenville Street, Hampton, Vic 3188

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## **\$1,050,000 - \$1,150,000**

Located in a boutique block in the heart of Hampton, this property will appeal to astute downsizers, lovers of a beach lifestyle, investors and discerning professionals. Positioned by Hampton Street's popular shopping strip boasting impressive cafés, wine bars, boutiques, restaurants, gyms, Pilates studios, and Hampton Train Station for a 30-minute trip to the city. Moments to Hampton's beautiful beachfront and coastal walks, Hampton Surf Live Saving Club, and Sandringham Yacht Club, with proximity to prestigious Schools and Golf Courses. Tucked away down a secure avenue of tall Waterhousea trees, this warm and inviting 2-bedroom, 2-bathroom ground floor apartment invokes comfort and relaxation. Bathed in northern light thanks to floor-to-ceiling windows to maximise spatial flow, large open-plan living and dining areas with engineered oak wood flooring lead directly out to a private wrap-around entertainer's garden courtyard with established natives, an impressive olive tree, sections of paving and soft hedging. A gorgeous central kitchen is complete with Bosch appliances, custom cabinetry and a breakfast bar with porcelain bench tops, perfect for hosting gatherings with loved ones. Both double bedrooms offer pleasing vistas and have full height built-in robes and 100% NZ wool carpets. The main bedroom boasts an ensuite bathroom with walk-in shower, and the central bathroom is located by the second bedroom. Both bathrooms are new, with modern bathroom ware, floor to ceiling tiling and heated towel rails. Additional features include a split system heating and air conditioning, plus a secure foyer provides lift access to generous basement parking for two vehicles and a large secure storage space. The adage 'less is more' is at play here - make the most of space and light and curate your own aesthetic in this serene home offering laid-back luxury that savours northern glow all year round.