

17 Lawes Street, Hawthorn, Vic 3122

Nelson Alexander

House For Sale

Thursday, 30 May 2024

17 Lawes Street, Hawthorn, Vic 3122

Bedrooms: 4

Bathrooms: 1

Type: House



Laurence Murphy
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EOI \$3,700,000 - \$4,000,000

Unlimited potential in a knockout Hawthorn West location (including permit approval for 4 townhouses) Resting on approx. 686sqm of land, this superb corner allotment enjoys access via two street frontages and a ROW, steps from Church Street cafes, shops, Smart Street Reserve and tram services. Retain, renovate and/or extend the original home, build a lavish new residence, or take advantage of the council approval for 4 luxurious townhouses with individual street frontages, private car parking and pedestrian access. Alternatively, the exceptional location and accessibility may attract those seeking a site for a medical centre or childcare facility use (STCA). The range of opportunities is sure to appeal to homeowners and developers alike. Town planning approval at a glance: Four contemporary 3-level townhouses with generous internal floor space Each with 4-bedrooms, 2-bathrooms, a powder room, and quiet study nook Spacious open plan living areas with an entertainer's balcony and modern kitchen Private ground floor bedroom/home office with adjacent bathroom Master suite featuring a private ensuite and walk-in robe Ground floor double garage with private street access Stairs and an internal lift servicing all floors Efficient building design with three dwellings incorporating mirrored layouts The existing 3-bedroom plus study home benefits from vehicle access via the rear laneway and features a newly renovated kitchen, large bedrooms, ornate ceilings and a spacious backyard. The home is complimented by an adjacent, privately accessible and self-contained 1-bedroom unit. The amazing Hawthorn West location is within minutes of some of Melbourne's most elite private schools, 3 tram routes, Hawthorn Train Station and scenic trails along the banks of the Yarra River. The property is also spoilt for choice for shopping; including Victoria Gardens, Kew Junction, Bridge Road and Glenferrie Road shopping precincts in proximity. Town planning permit and drawings are available upon request.