

2/12 The Boulevard, Hawthorn, Vic 3122

 **RE/MAX**

Sold Townhouse

Friday, 11 August 2023

2/12 The Boulevard, Hawthorn, Vic 3122

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Charlie Tostevin
0431713205

Contact agent

An outstanding opportunity for first home buyers, young couples, downsizers or shrewd investors seeking entry into the Hawthorn market; with its value and future appreciation prospects underpinned by its excellent location in a quiet, tree lined street in the highly regarded Urquhart Estate precinct, one of Hawthorn's prized residential areas. With its own street frontage this appealing townhouse has styling reminiscent of a Spanish villa with its rendered facade and arched verandah. The recently refreshed interior features an entrance foyer with vaulted ceiling leading to a generous living and dining room opening through French doors to a front walled courtyard garden - ideal for indoor/outdoor entertaining; plus a modern kitchen, powder room and laundry. There are three upstairs bedrooms or two plus a study, main with a WIR and a family bathroom. Other features include R/C air conditioners, Rinnai wall heater (living), rear courtyard with garden shed plus an off-street carport at the front. Offering an ideal low-maintenance lifestyle within a few minutes' walk of Swinburne University whilst close to the eclectic Auburn Village cafes, the vibrant Glenferrie Road or Camberwell shops, cafes and restaurants plus the Rivoli Cinema, Hawthorn Aquatic Centre, parklands and public transport options or CityLink for access to the CBD. Low Owners Corporation fee of \$200 per quarter making this an attractive investment opportunity.