

**2/446 Hawthorn Road, Caulfield South, Vic 3162**



**Unit For Sale**

Tuesday, 2 April 2024

2/446 Hawthorn Road, Caulfield South, Vic 3162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Benjamin Rothschild  
0395261999



Daniel Peer  
0395261999

**\$1,200,000 - \$1,320,000**

A private & peaceful lifestyle awaits in this immaculately presented rear of block single level unit, designed with generous proportions & an emphasis on natural light. Moments from the tranquil surrounds of Princes Park, this perfectly positioned one of just two, sits away from the street & boasts two sun kissed living zones, ideal for discerning downsizers wanting single level ease or young families looking to secure property in this high growth location. An inviting entrance hallway with storage greets you on entry & delivers a generously sized carpeted sunken lounge & an expansive light saturated tiled family living/dining zone with sliding doors enjoying access to a northerly oriented paved side courtyard & wrap around garden, ideal for alfresco relaxing or entertaining. Adding to the open plan appeal is a stylishly updated stone kitchen with quality appliances & an abundance of storage. While a large main bedroom with built-in robes & ensuite, two additional comfortable bedrooms with built-in robes & a sparkling central bathroom with shower over bath & separate toilet, completes the accommodation. Additional features include ducted heating/cooling, separate skylit laundry & a two car tandem garage. Offering a fabulous lifestyle in a brilliant location with cafes, gyms, Princes Park & the tram literally on your doorstep as well as well-regarded schools & Glen Huntly Road shopping strip close by.