

# 25 Elphin Grove, Hawthorn, Vic 3122

ABERCROMBYS

## House For Sale

Thursday, 1 February 2024

25 Elphin Grove, Hawthorn, Vic 3122

Bedrooms: 12

Bathrooms: 6

Parkings: 6

Area: 1130 m2

Type: House



Tim Derham  
0438332844



Jock Langley  
0398645300

## Private Auction Tuesday 27 February

At a glance - Block of six strata title apartments, selling as one - Reliable current rental income stream-  
Some 1,130m<sup>2</sup> in a prestigious settingAbode The appeal of this outstanding investment or development opportunity spans the present and reaches far into the future. Currently defined by six larger than usual two bedroom apartments, each with under-cover parking, that generate a consistent income stream on a substantial 1,130m<sup>2</sup> approx. holding, this property represents a reliably rewarding inner city investment. In addition, this address, zoned General Residential, is accompanied by concept plans for 21 superb contemporary residences by award-winning Chamberlain Architects. Area One of Melbourne's most sought after locations offering walking distance to Glenferrie Road's retail precinct, cafes, trams, trains, leading schools and the Swinburne University campus.