

**3/20 Launder Street, Hawthorn, Vic 3122**



**Apartment For Sale**

Friday, 27 October 2023

3/20 Launder Street, Hawthorn, Vic 3122

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jason Houston  
0414935024



Lee Salce  
0400770099

**\$580,000**

This fabulous top floor apartment in a boutique block of four is the perfect proposition for astute first home buyers or savvy investors who recognise the value of living amongst a rich array of amenities. Boasting an abundance of natural light throughout, you're rewarded with a well-considered floorplan that makes the highest and best use of all available space. A substantial living room framed by a wide bank of windows is the perfect place for day-to-day endeavours; this is adjacent to a separate kitchen-dining area with an upright cooktop/oven and pleasing storage options. The home's 2 bedrooms are also generous in size, with each offering the convenience of a built-in robe. These are serviced by a bright bathroom with space for a washing machine; there is also a deep bathtub which is rare in properties of this nature. The home offers wall mounted heating and off-street parking for one vehicle. The location of the property is hard to beat, due to its proximity to a range of highly desirable amenities which are all in easy walking distance. These include Swinburne University of Technology, Glenferrie Train Station, local trams and buses, Glenferrie Road's popular shopping and dining precinct, and open green spaces like Fairview Park, Burnley Gardens, and the Yarra River. Whether you're looking to nest or invest, this fabulous home will not disappoint. Inspect without delay. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.