

**3/22 Hawthorn Road, Caulfield North, Vic 3161**

**KAY & BURTON**

**Sold Townhouse**

Thursday, 21 September 2023

3/22 Hawthorn Road, Caulfield North, Vic 3161

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Contact agent

Quietly positioned at the rear of a boutique block of just three townhouses, this beautifully-presented residence combines relaxed, low-maintenance living with luxuriously-crafted, light-filled spaces, all set a stone's throw from Caulfield North's many amenities. Entering the home via a secure courtyard, the quality appointments of this stylish offering are immediately apparent. Boasting a spacious, well-designed layout with separate living and dining areas bathed in northern light, the impressive residence also enjoys a sunny, central kitchen with granite benchtops and stainless steel appliances including a 900mm wide oven and Miele dishwasher. The living and dining areas benefit from French doors which open on to a private north-facing courtyard which is the perfect spot for a morning coffee or summer entertaining. A second sitting room with a wall of bookcases offers further space to spread out. Upstairs there are further generously-scaled spaces with three tranquil bedrooms with walk-in robes including the spacious master with a tastefully updated ensuite with marble-topped vanity and double walk-in shower. A flexible retreat/study area plus a pristine family bathroom with spa bath and feature lighting complete the appealing package on this floor. Other features of this inviting home include a fully-fitted laundry with extensive cabinetry, powder room, wooden floors, storage, security alarm, intercom system, double garage with rear laneway access, automated sprinkler system, reverse cycle air conditioning and ducted heating, cooling and vacuum. Situated in a superbly convenient position minutes from Glenferrie Road shopping and restaurants, Malvern station, Malvern Central trams, Cabrini Hospital, elite schools plus the sporting and recreational facilities of majestic Caulfield Park.