

**3/37 Pine Street, Hawthorn, Vic 3122**



**Townhouse For Sale**

Thursday, 21 March 2024

3/37 Pine Street, Hawthorn, Vic 3122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$1,100,000 - \$1,200,000**

A premier entertainer's dream, this luxurious townhouse offers the convenience of dual zoning, allowing for both residential and commercial use right in the heart of Hawthorn! Boasting a remarkable indoor-outdoor sanctuary, highlighted by stunning views from its expansive rooftop terrace, this lavish residence caters to the enthusiastic host across its spacious three-level design. Nestled within a secure gated community of five homes, it promises a vibrant inner-city lifestyle just moments away from the charming cafes and shops of Church Street, convenient transport links to the city, recreational opportunities along the Yarra River, and easy access to Kew Junction, Victoria Gardens shopping, and the lively bars of Bridge Road via tram. The ground floor of the townhouse is expertly designed to accommodate a business or home office, ensuring privacy for clients – a unique opportunity for entrepreneurs or professionals seeking a balanced work-life arrangement thanks to its dual zoning (commercial/residential). With rich Jarrah floorboards throughout, the home dedicates an entire floor to relaxation and dining, flowing seamlessly onto a spacious balcony for outdoor enjoyment. The fully equipped Miele kitchen, featuring stylish hardwood benchtops and stainless-steel splashbacks, simplifies catering needs. Upstairs, a sprawling rooftop terrace serves as the perfect setting for large gatherings, offering breathtaking 360-degree views that include glimpses of glittering skyscrapers on the horizon. The mid-level primary bedroom is a retreat in itself, featuring extensive fitted robes, an ensuite bathroom, and a private terrace, while a second bedroom with its own robes is served by a generously sized spa bathroom. The third bedroom, located on the ground floor with its own courtyard, adds flexibility for those running a home-based business. With two powder rooms, a laundry area, and two carports, this townhouse prioritizes comfort and convenience, boasting split system air-conditioning and secure intercom entry for added peace of mind. \*Photo ID required at all First National JXRE open for inspections and auctions. First National JXRE may refuse to provide further information on the property should you prefer not to disclose your full contact information including phone number. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility