

**305/2 Golding Street, Hawthorn, Vic 3122**



**Apartment For Sale**

Friday, 19 January 2024

305/2 Golding Street, Hawthorn, Vic 3122

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Romano Cellante  
0412100989



Jeff Anderson  
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**\$525,000 - \$550,000**

This stylish, high-class, two-bedroom apartment is positioned on the third floor of The Atria Apartments, a contemporary complex located in the heart of Hawthorn. A creative collaboration between Hayball Architects and Caydon Developments, the complex is designed around a stunning, enclosed and private atrium garden complete with seating and BBQ facilities; perfect for relaxing or entertaining with friends and family. Simply stunning from beginning to end, this bright apartment is the epitome of contemporary living. You are immediately welcomed inside by warming wooden floorboards that flow throughout an expansive open plan living, dining and impressive tiled kitchen precinct flooded with natural light. Incorporating stone benches, a breakfast bar and quality appliances, the kitchen is a real highlight, while the good-sized living and dining area connects cleverly to a north facing, covered balcony through a full height sliding door and windows, filling the space with loads of natural light. Two spacious bedrooms with robes, the master with private balcony, enjoy proximity to a matching modern bathroom with floor to ceiling tiles and laundry connections. Split-system heating and cooling, plenty of built-in storage, security video intercom, lift access, a secure basement car space with adjacent storage cage, onsite building manager and incredible Atrium with gardens, seating and BBQ facilities further contribute to a property located for the easiest of lifestyles.

- Stunning modern apartment positioned in a contemporary complex
- Large open lounge and dining area with direct balcony access
- High end kitchen with stone benches, quality appliances
- North facing, covered balcony
- Spacious bedrooms with robes, master with private balcony
- Contemporary bathroom with laundry connections
- Split-system heating/cooling
- Secure basement car park with adjacent storage cage
- Atrium gardens and outdoor entertaining area for residents
- Security video intercom, lift access and onsite building manager

The ultra-convenient lifestyle location is within moments of the vibrant Glenferrie Rd shops, cafes, restaurants, bars, Lido Cinema, train station and trams. A short walk takes you to the eclectic Auburn Village and station as well as Methodist Ladies College, Carey Baptist Grammar, Trinity Grammar and Xavier College, plus the apartment has great connection to Burwood Rd, Swan St, Citylink and the Melbourne CBD. Currently leased on a month to month basis for \$1,869 per calendar month, this is an exceptional opportunity not to be missed!