

**207/96 Camberwell Road, Hawthorn East, Vic 3123**

**Nelson Alexander**

**Apartment For Sale**

Wednesday, 19 June 2024

207/96 Camberwell Road, Hawthorn East, Vic 3123

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Cameron Ingram  
0398548888



Tao Sheng  
0422755345

## EOI \$660,000 - \$720,000

Elegant Elmington Living with Breathtaking Panoramic Park Views  
Wonderfully positioned within the coveted "Elmington" complex and with sweeping tranquil views across Fritsch Holzer Park, this stylish second level apartment with impressive 93m<sup>2</sup> internal space (approx.) has masterfully combined peaceful, private retreat with enviable inner-city convenience. Defined by architectural sophistication with careful consideration to maximising space, style, and light, discover two luxuriously appointed robed bedrooms (master with ensuite and terrace access) plus a sleek second bathroom. An impressive kitchen dressed in stone benches, modern appliances and timber cabinetry adjoins the sun-soaked living and dining domain, where full height double glazed windows unfold onto a generous balcony terrace with captivating views, providing endless opportunity for quiet relaxation and entertainment alike. Enjoy all the modern conveniences expected from a property of this calibre: reverse cycle heating and cooling, oak timber flooring, a separate study, European laundry plus secure video entry, basement car parking/storage cage with its own west-entry via Roseberry Street. Ideal for first buyers, city professionals and savvy investors alike, this terrific opportunity celebrates a top location to match. Perfectly situated to take advantage of its vibrant surroundings, stroll to the culinary delights and shopping of both Auburn Village and Camberwell Junction, plus a myriad of city-bound transport, iconic Rivoli Cinema, local schools, and Swinburne University all within easy reach. With exclusive direct gate access to Fritsch Holzer Park, enjoy endless outdoor recreation prospects and comfortable modern living, with no compromise on space, quality, or local amenity accessibility. There's so much to love!