

**4/1 Lawson Grove, South Yarra, VIC, 3141**



**Apartment For Sale**

Friday, 16 August 2024

4/1 Lawson Grove, South Yarra, VIC, 3141

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



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## Charismatic prize in iconic Warwick Lodge

### WHAT

Perfectly positioned in the iconic and tightly-held Warwick Lodge, this one-bedroom apartment offers a rare opportunity in a coveted South Yarra cul-de-sac. Step inside to discover the vibrant and light-filled living and dining area and neighbouring kitchen complete with everything needed for culinary success. Extremely generous in size, the bedroom includes a built-in robe and unique bay window with leafy outlooks and is serviced by the chic bathroom complete with shower, vanity and toilet.

- 📍 Charming one-bedroom apartment
- 📍 Located in the iconic Warwick Lodge complex
- 📍 Spacious & light-filled living zone & huge bedroom

### WHY

Flaunting charismatic art deco highlights, including feature windows and ceiling roses, complemented by hardwood floors throughout, the home is instantly inviting, with the added attraction of the popular Lawson Grove coffee shop on the ground floor for your morning brew. Home chefs will appreciate the stone surfaces, breakfast bar, gas cooktop and oven within the sparkling kitchen while the bathroom also includes space for a washing machine for convenience.

- 📍 Charming feature windows & ceiling roses
- 📍 Kitchen includes stone surfaces & breakfast bar
- 📍 Stylish hardwood timber flooring throughout

### WHERE

Located in a dream inner city position in a leafy cul-de-sac, just steps from the Main Yarra Trail and a short stroll to the Royal Botanic Gardens and Domain Road restaurants, an easy walk to Chapel Street and Toorak Road's array of shopping, dining and bars, plus easy access to the MCG sporting precinct and the CBD, with trams and trains nearby for a stress-free commute.

- 📍 Just steps to the Yarra River & Main Yarra Trail
- 📍 Stroll to Botanic Gardens & Domain Rd dining
- 📍 Walking distance to Chapel St & Toorak Rd