

**4/46 Bell Street, Hawthorn, VIC, 3122**

**Apartment For Sale**

Wednesday, 25 September 2024

4/46 Bell Street, Hawthorn, VIC, 3122

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Julian Papas



Charlie Richardson

## **Ultra Convenient Boutique Apartment**

This stylishly presented first floor apartment one of only six, in a boutique complex, boasts a brilliant lifestyle location in the heart of Hawthorn where convenience will become a way of life. Just moments from the vibrant Glenferrie Road shops, restaurants, cafes, boutiques, the Lido Cinema, Hawthorn Recreation Centre and Rocket Park. Public transport options within a few minutes walk include both Glenferrie Station and trams, Swinburne University is also in the precinct. This apartment will be a mecca for first home buyers, young professionals, students or investors seeking a chic, low-maintenance lifestyle property with plenty of upside capital appreciation prospects given its location.

The interior presents in excellent condition with a light and bright, all white décor contrasted with dark engineered parquetry flooring and is ready for immediate occupancy on settlement. The accommodation features a spacious north facing living room, separate kitchen/meals equipped with a stainless-steel cooktop and a Whirlpool oven. Plus two bedrooms both with built-in robes and a bathroom and laundry combined. Other features include an air conditioner and gas wall heater (living room) and a car space on title.

This is literally a "move in and enjoy the lifestyle" proposition, in one of Melbourne's most desirable locations.