

**1/434 Hawthorn Road, Caulfield South, Vic 3162**



**Unit For Sale**

Wednesday, 19 June 2024

1/434 Hawthorn Road, Caulfield South, Vic 3162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 298 m2**

**Type: Unit**



Sally Zelman  
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## **\$1,050,000 - \$1,150,000**

Superbly positioned in the heart of Caulfield South, this well-presented street fronted villa unit, located on a block of just two, provides immeasurable lifestyle appeal with generous space indoors & low maintenance outdoors. Featuring a flowing floor plan with house-like proportions, it delivers the space young couples or families need with the single level ease perfectly suited to downsizers. While light, bright & fresh to live in as is, this cosy home also presents an exciting opportunity to further modernise the interior (STCA) should you choose. A peaceful & private enclosed front courtyard with landscaped surrounds greets you on arrival, while on the interior a tiled entrance hallway with storage flows through to a newly carpeted, naturally light-filled lounge & dining room with picturesque bay window. While a well-appointed timber kitchen with ample storage & cooking space overlooks an inviting family living/meals area with sliding doors enjoying access to a paved rear courtyard, ideal for alfresco relaxing & entertaining. Also comprising a great-sized main bedroom with front garden outlook, walk-in-robe & ensuite, two additional bedrooms with built-in robes & a sparkling central bathroom with shower, bath & separate toilet. Other features include ducted heating/cooling, double auto garage & a separate laundry. Situated in an excellent location with schools, beautiful parks, vibrant shops, restaurants, cafes & transport all close by.