

**4/374 Auburn Road, Hawthorn, VIC, 3122**

**Nelson Alexander**

**Villa For Sale**

Wednesday, 14 August 2024

4/374 Auburn Road, Hawthorn, VIC, 3122

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**

## **Stylish, Central & Serene**

Privately nestled towards the rear of a quiet well-maintained solid 70s block, this sunlit unit is beautifully renovated and presented, bursting with modern charm! The ideal lifestyle haven for first home buyers, aspiring young families, downsizers and savvy investors, perfectly positioned in the heart of Hawthorn a short walk to Auburn Village with every essential amenity nearby.

Timber flooring gleams in the light-filled living and dining zones, all serviced by split system heating and cooling for year-round comfort. The stunning kitchen is a home chef's delight with elegant tiled splashback, pristine stone benchtops, stainless steel appliances and a butler's pantry, how luxe!

Both spacious bedrooms flaunt timber flooring and built-in robes, each centred on the modern bathroom with wide frameless shower, floating mirrored vanity and a separate toilet for family convenience.

Entertain guests in the private courtyard bordered by lush easy-care greenery, while parking is available in the single front carport with extra storage space.

Stroll to local cafés and parkland, with just 450m to Riversdale Road trams for transport straight to the CBD. Auburn Village is your local boutique shopping strip, with eateries and city trains via Auburn Station, or it's a short ride into Camberwell Junction for supermarkets, the Rivoli Cinemas and the vibrant Sunday Market.

Take advantage of esteemed public and private schooling, or travel easily to Swinburne University, bustling Glenferrie Road, Yarra River trails and Monash Freeway entry for effortless commuting to the eastern suburbs or into the city.