



Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig (Hawthorn) and Company Pty Ltd ABN 75 472 507 614, Licensed Estate Agents, Auctioneers and Property Managers.



Jellis Craig Hawthorn 9810 5000
 248 Burwood Road, Hawthorn
jelliscraig.com.au



**Jellis
 Craig**

HAWTHORN EAST 22 Leura Grove

**Jellis
 Craig**

HAWTHORN EAST
22 Leura Grove

5  4  4  3 

Compelling family credentials

The leafy elevation of a coveted location enhances the family credentials of this first class, fully renovated home - significantly complemented by its sought after zoning to Auburn South Primary School and proximity to Anderson Park, leading schools, Auburn Road Village and Camberwell Junction. The family appeal of the setting is clearly matched by the quality of the spaces - including substantial living/dining areas, a breakfast zone that basks in the morning light and a contemporary kitchen with walk in pantry. A flexible sitting room and a separate games room are further family highlights of a downstairs floorplan offering a guest wing, a second bedroom with French doors and a second bathroom. Three upstairs and two additional bathrooms, including an unforgettable main suite that sees the city take the luxury level higher, completing a home of assured style and sophistication, with hydronic heating. Elegant gardens and a double garage accompany this enviable address.

22leuragrove-hawthorneast.com

- AUCTION** Saturday 4th March at 2pm
- INSPECT** Thursday 2.30-3pm, Saturday as advertised
- LAND** 878 sqm approx.
- CONTACT** John Morrisby 0411 875 476
Sally Morrison 0439 031 145
- OFFICE** Hawthorn 9810 5000
- WEB** jellisraig.com.au





HAWTHORN EAST
22 Leura Grove

5 4 4 3

Compelling family credentials

The leafy elevation of a coveted location enhances the family credentials of this first class, fully renovated home - significantly complemented by its sought after zoning to Auburn South Primary School and proximity to Anderson Park, leading schools, Auburn Road Village and Camberwell Junction. The family appeal of the setting is clearly matched by the quality of the spaces - including substantial living/dining areas, a breakfast zone that basks in the morning light and a contemporary kitchen with walk in pantry. A flexible sitting room and a separate games room are further family highlights of a downstairs floorplan offering a guest wing, a second bedroom with French doors and a second bathroom. Three upstairs and two additional bathrooms, including an unforgettable main suite that sees the city take the luxury level higher, completing a home of assured style and sophistication, with hydronic heating. Elegant gardens and a double garage accompany this enviable address.

22leuragrove-hawthorneast.com



Please note that this is the front AND back of your two-page Private Sale Brochure.

Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig (Hawthorn) and Company Pty Ltd ABN 75 472 507 614, Licensed Estate Agents, Auctioneers and Property Managers.



HAWTHORN EAST 22 Leura Grove

**Jellis
Craig**

PRIVATE SALE

INSPECT As advertised or by appointment

LAND 878 sqm approx.

CONTACT John Morrisby 0411 875 476
Sally Morrison 0439 031 145

OFFICE Hawthorn 9810 5000

WEB jelliscraig.com.au