



  
MARSHALLWHITE  
ONE

22/3 Kooyongkoot Road  
Hawthorn



## Renovated Delight in the Scotch Hill Precinct

Enviably located on what is widely regarded as Hawthorn's finest tree lined street, Kooyongkoot Road. Secure a slice of prestigious Scotch Hill with this delightful 1960s, newly renovated, ground floor apartment. Set privately to the rear, this solid brick apartment represents an outstanding investment, whether you're a young professional, first home buyer, or savvy investor, you'll love everything about this apartment. Major highlights include original timber floors, kitchen with Caesar stone bench, soft-closing drawers, gas stove and stainless steel appliances. Two large bedrooms with ample BIR storage, bathroom with marble bench tops, central heating and a car space on title. Walking distance to Patterson Reserve, Sir Zelman Cowen Park, Kooyong Tennis Club, Gardiners Creek Trail, Auburn South and Glenferrie Primary Schools, Swinburne University, local cafes/restaurants, Renaissance supermarket and plenty of public transport.

22-3kooyongkootroad-hawthorn.com 2 1 1

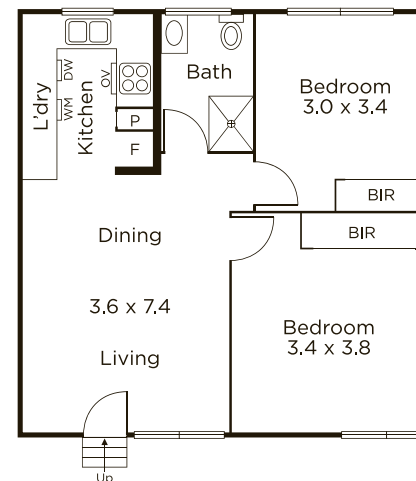
Auction Saturday 13th April at 1.30pm

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