







## Urban Sophistication with Vast Outdoor Living

Larger than most single bedroom apartments and with a particularly impressive 19sqm (approx.) courtyard, this streamlined and sophisticated urban pad is a mere five kilometres from the CBD, with a local lifestyle offering that is without peer. The home's CaesarStone-topped kitchen highlights stainless steel appliances and a minimalist sensibility as open-plan living spills easily outdoors to an over-sized private courtyard where a lush garden delivers a rare sense of sanctuary. Accessed securely by intercom, with basement parking and elevator access, the home also efficiently offers robes in the bedroom, a European laundry in the bathroom and split system heating/cooling. Just a gentle stroll from West Hawthorn Village, you are also within walking distance of all the cosmopolitan eateries of Glenferrie Rd, as well as city-bound trains from either Glenferrie or Hawthorn Railway Stations.

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Auction Saturday 19th October at 2.30pm

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