

**3/92 Church Street, Hawthorn, VIC, 3122**



**Townhouse For Sale**

Saturday, 30 November 2024

3/92 Church Street, Hawthorn, VIC, 3122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Elliot Gill

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## West Hawthorn Luxury and Privacy

Expressions of Interest Closing on Tuesday 17th December at 10am

A sanctuary of style and splendour, this exceptional lifestyle residence, enhanced with a private elevator and double garage, delivers an aspirational standard of light filled luxury mere steps from the picturesque Yarra. Its calibre of appointment befitting placement in one of Melbourne's most prestigious settings, an impeccably presented ground floor living space with private landscaped courtyard, makes clever use of light and space. Two robe lined, first floor bedrooms and a luxe central bathroom prove perfect complements to a second level master, a study area, and lavish ensuite boasting twin basins, a soaker tub, rain shower, heated towel rails, and full height fluted glass. An accomplished entertainer, Miele appliances and abundant soft close storage feature in a first class, Tundra Grey Marble kitchen, while entwined living and dining zones spill into an outdoor space ideal for blue sky barbecues. An outstanding roof terrace elevates appeal above all others, with spectacular scenery enriching quiet afternoons and social summer evenings. With highlights including engineered oak floors, heating/cooling, Tundra Grey Marble to bathrooms, ground floor laundry, electric fire to living, powder room, and video intercom, its enviable river precinct places Bridge and Burwood Road cafés, restaurants, and bars, Victoria Gardens shops, pristine parks, nature trails, and city/MCG trams within easy walking distance.