

Position Perfect

For Sale

11/165 Power Street, Hawthorn VIC 3122

2 1

\$455,000.00

# For Sale

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2 1

## Position Perfect

Fully renovated 2 bedroom apartment. Set back from road so no noise and located on first floor. Boasting an array of features including: Large separate lounge and kitchen, Reverse Cycle Heating and Cooling  
Brand new kitchen with dishwasher, Stainless Steel Appliances and Stone Benches. Internal laundry facilities.  
Off street parking on title. Security entrance and intercom system.  
Great investment as currently tenanted until mid next year.

Minimal running costs, no lift, pool or gym means low body corp. fees.  
Ideally located with trams, train, and shops, all within easy access.  
Massive depreciation due to substantial renovation. Call to discuss the opportunity of securing this investment.





#### BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

#### HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

#### MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

#### POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

#### SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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