

## BOUTIQUE HAWKS BURN VILLAGE APARTMENT!



For Lease

236/471 Malvern Road, South Yarra VIC 3141



\$360 per week

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### BOUTIQUE HAWKS BURN VILLAGE APARTMENT!

Please register to inspect this property. When inspection times are scheduled/changed or the property is no longer available, only those registered will be advised.

This beautiful 1 bedroom apartment features built in robes, open plan lounge/dining with Oak timber flooring, split system heating and cooling, chic kitchen with stone bench tops, Miele appliances, dishwasher and gas stove top, a beautiful sparkling bathroom with great sized shower and European laundry. Complete with balcony, secure car park, storage cage, communal garden areas and communal bike racks.

This apartment is located approx. 300 meters to Hawksburn Village where boutique shopping is at its finest. Take a short walk or jump on a tram and head down to the famous Chapel Street which is located only 750 meters down the road. The Hawksburn train station is also located only 500 meters away, a short 6 minute walk, so there is no shortage of public transport with trams also at your door step. The freeway to Ports...

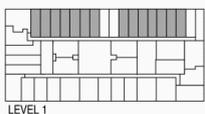
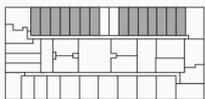
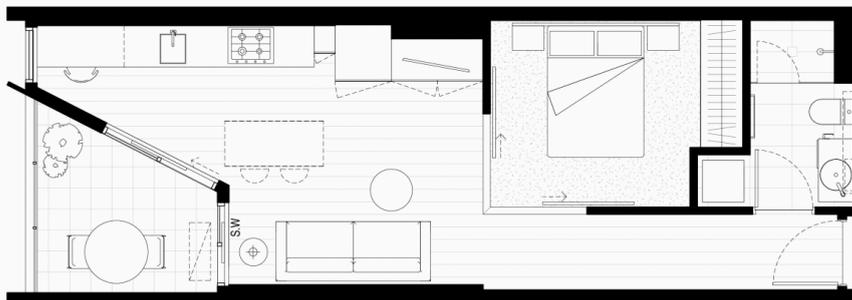
# A / REAL







APARTMENT	M
BEDROOMS	01
BATHROOMS	01
STUDY DESK	01
APARTMENT AREA	42.5 m <sup>2</sup>
TERRACE AREA	6.1 m <sup>2</sup>
TOTAL AREA	48.6 m <sup>2</sup>



APARTMENT TYPE	1.22	1.32	2.21 *	2.31 *
APPLIES TO:	1.23	1.34	2.22 *	2.33 *
	1.24	1.35	2.23 *	2.34 *
	1.25	1.36	2.25 *	2.35 *
	1.27	1.37**	2.26 *	2.36 **
	1.28	1.38**	2.27 *	2.37 **
	1.29	1.39**	2.28 *	2.38 **

**MALVERN ROAD**

**M12**

441 - 473 Malvern Road  
Hawksburn



\* DENOTES APARTMENT MIRRORED  
\*\* DENOTES OBSCURED GLAZING TO FACADE @ 1700h ABOVE FFL  
S.W = DENOTES SLIDING WINDOW, SILL @ 1200 APPROX.

These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartments or the spaces within them and are subject to change without notice. It is advised that all parties may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas have been calculated using the centre line of shared party walls, and the outside face of external and partitioning walls. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and the schedules for all matters to be included in the purchase price of the apartment, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture, white goods and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to level plans for further confirmation.

## 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

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## 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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