



## 13 The Boulevard Hawthorn VIC

Positioned in one of the most prestige locations Hawthorn has to offer is this solid standing Californian Bungalow, presenting period charm, originality, picturesque landscape and a north facing backyard. The first time offered for sale in 50 years, the current owners have enjoyed this family home and created lifelong memories. An exceptional location with immediate access to cafes, restaurants, shops, supermarkets, Glenferrie Road trams, Glenferrie station and Lido Cinemas all within short walking distance.

Scenic parklands, Auburn Village, City bound public transport and a multitude of esteemed schooling opportunities such as Erasmus Primary School, Auburn South Primary School, St Joseph's Primary School, Scotch College, MLC, Xavier College, Trinity College, and St Kevin's College. Properties in this tightly held estate are rare to come to the market, the dream establishment awaits

4  2  1 

**Land Size** : 613 sqm

**View** : <https://www.ypa.com.au/7988767>



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