

12/15 Hawthorn Road, Caulfield North

## Boutique Studio Apartment - Style, Comfort, and Convenience

### The Property

Welcome to 12/15 Hawthorn Road, Caulfield North. This well-appointed ground-floor studio apartment offers the perfect balance of comfort and convenience in a highly sought-after lifestyle location. Designed for easy living, it features a stylish kitchen, study nook, and private bathroom—all enhanced by quality finishes. Set within a secure boutique complex, residents enjoy a relaxed low-maintenance lifestyle with trams at the doorstep, vibrant cafés, local shopping, and leafy parklands within easy reach. Perfectly positioned in a well-connected pocket, this property presents an ideal opportunity for a savvy investor to add to their portfolio. Please note, this is student accommodation only.

### The Point of Difference

- The bedroom area is bright and welcoming, enhanced by large windows that fill the space with natural light. A built-in robe provides excellent storage, while split-system heating and cooling ensure year-round comfort.
- The living area is designed to maximise space and flow, featuring a built-in study desk and an open-plan layout that enhances the sense of openness, creating a comfortable and inviting setting for

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### FOR SALE

\$135,000 - \$145,000

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

everyday living.

- The kitchen is equipped with stainless steel appliances, electric cooking, and generous cabinetry complemented by a tiled splashback. It's a practical and efficient space ideal for everyday meal preparation.
- The modern bathroom includes a shower, vanity, and toilet, fitted with quality fixtures for a clean and contemporary finish.
- Residents enjoy access to a spacious communal courtyard with landscaped gardens, outdoor seating, and barbecue facilities - a peaceful setting to unwind outdoors.
- Positioned on the ground floor, this apartment offers effortless accessibility and everyday convenience.
- Currently leased with a rental return of \$1,304.00 per month.
- On-site parking for residents, subject to availability.

#### The Point of Interest

Perfectly positioned in the heart of Caulfield North, this residence delivers exceptional lifestyle appeal with everything at your doorstep. Enjoy leisurely walks through picturesque Caulfield Park, discover local cafés, restaurants, and boutique shops along Glenferrie Road and Malvern Central, or take advantage of tram stops directly outside and nearby Malvern Station for seamless city commuting. With Monash University Caulfield Campus, leading schools, and essential amenities all within close reach, this apartment offers outstanding accessibility, lifestyle appeal, and long-term investment value in one of Melbourne's most connected and sought-after locations.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 27/10/25.

#### MORE DETAILS

Property ID	2HEWHGH
Property Type	Studio
Including	Toilets (1)

#### Paul Caine 0421 551 051

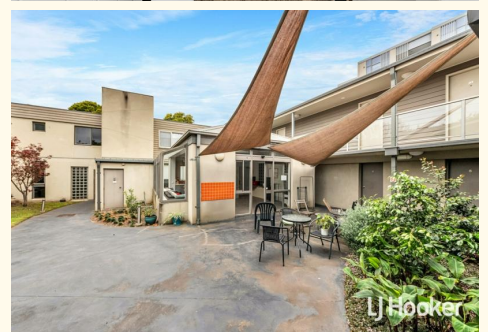
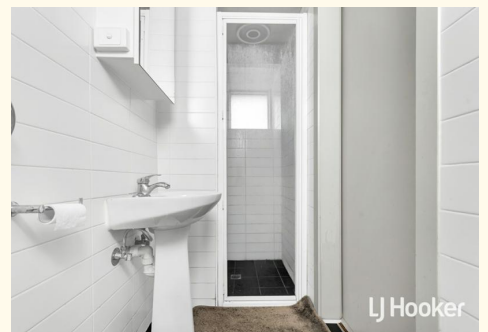
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