



**103/616 Glenferrie Road, Hawthorn**  
**FOR SALE**



**Invest in the thriving heart of Hawthorn!**

Located on the convenient ground floor of the CLA Hawthorn Apartments, which is situated on the energetic Glenferrie Road, just steps to all the action, this immaculate residence is a stunning investment opportunity.

This apartment is strictly for investors only. On purchasing the abode, it will be securely leased to Quest Apartments, and offers buyers a guaranteed rental yield of \$21,512 per annum.

The pristine apartment itself delivers approximately 40sqm of brilliant internal space, an exceptional north-facing private courtyard, open living and meals area, versatile sleeping space with a foldaway bed, sleek stone kitchen with quality stainless-steel appliances, stylish bathroom, great storage options, ducted heating and cooling, and much more! As part of CLA, there is also 24-hour concierge, rooftop terrace with communal BBQ, lounge area and secure parking. You also have Jane & Co café and The Providore next door.

**Features**

Air Conditioning



**Mark Kainey**

Principal - Mark Kainey Property

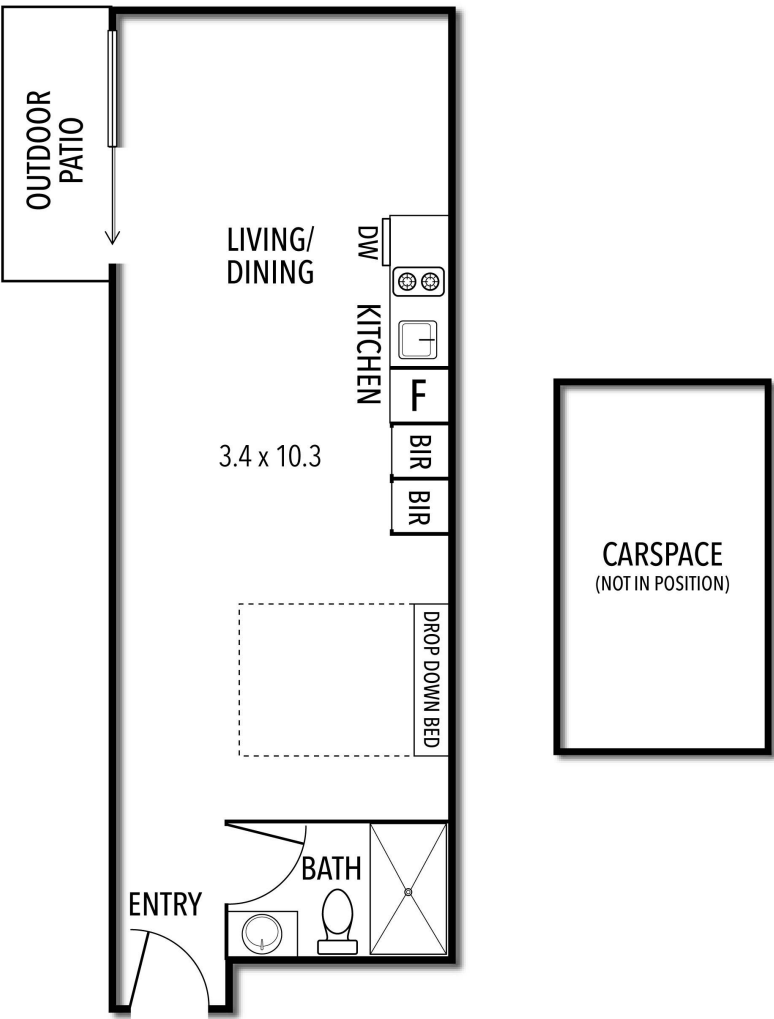
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THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.  
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.