

**1/16 Wharton Street, Surrey Hills, Vic 3127**

**McGrath**

**House For Sale**

Tuesday, 6 February 2024

1/16 Wharton Street, Surrey Hills, Vic 3127

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Alex Morgan  
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## **\$1,000,000 - \$1,100,000**

For Sale By Auction, Saturday 2nd March at 12pm Flawlessly presented, this spacious three-bedroom single level home is the definition of the complete package. One of only two on the allotment, the home is bathed with natural light and features a practical layout perfect for low maintenance alfresco family living. Elegantly styled throughout with modern appointments, the home provides three bedrooms (two with spacious robes) and family friendly central bathroom featuring a spacious shower, bath, single vanity and separate adjacent toilet. The showpiece of the home is the striking & spacious open plan living area which thoughtfully combines the dining area, lounge and kitchen together. The kitchen boasts stainless steel appliances, generous bench/storage space and a stone bench top with breakfast bar. This open and light-filled space perfectly leads out to an option of two unique outdoor areas; at the rear a secluded decked courtyard and at the front a shady oasis perfect for entertaining larger groups. Essential extras include hardwood timber flooring throughout, separate laundry room, ducted heating & cooling, multipurpose lockup single garage/home office area with internal/external access plus room for a secure off street car space in front. Tailor made for an easy lifestyle and ready to move in straight away this home is ideal for young families, downsizers and investors alike. With an unbeatable location in a desirable tree-lined street and within walking distance to all the cafes, shopping and restaurants on offer in Whitehorse Road's Balwyn Village. Zoned for Chatham Primary School and Camberwell High School, and with easy access to tram/train, parklands, walking trails, the list goes on!